SUBMITTAL TO THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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FROM: Redevelopment Agency

SUBJECT: Pyrite Avenue Street, Sidewalk, and Storm Drain Improvement Project

RECOMMENDED MOTION: That the Board of Directors:

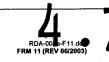
- 1. Make the following findings:
 - a) The Pyrite Avenue Street, Sidewalk, and Storm Drain Improvement Project ("Project") is of primary benefit to the Jurupa Valley Redevelopment Project Area ("Project Area") by helping to eliminate blight within the Project Area by improving sidewalks, streets, curb, gutter, and the construction of a new storm drain:
 - b) No other reasonable means of financing the cost of the Project are available to the community due to the fact that the current economic crisis has substantially reduced the community's revenues to fund the Project; and

(Continued)		VET fuls	/		
		Robert Field			
		Executive Direct	ctor		
FINANCIAL DATA	Current F.Y. Total Cost:	\$ 308,216	In Current Year E	Budget: Y	es
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustme	ent:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	20	10/11
COMPANION ITI	EM ON BOARD OF SUPERVI	SORS AGENDA	: Yes		
SOURCE OF FUNDS: Jurupa Valley Redevelopment Capital Improvement Funds				Positions To Be Deleted Per A-30) 1
		Requires 4/5 Vote			
C.E.O. RECOMM	APPROVE	Now M er / Sarg∉ny	M		

Prev. Agn. Ref.:

District: 2

Agenda Number:



Redevelopment Agency
Pyrite Avenue Street, Sidewalk, and Storm Drain Improvement Project
August 19, 2010
Page 2

RECOMMENDED MOTION: (Continued)

- c) The payment of funds for the cost of the Project is consistent with the Implementation Plan for the Project Area and is necessary to effectuate the purpose of the Project Area's Redevelopment Plan, which indentifies road infrastructure as necessary improvements for the community;
- Approve and authorize the Chairman of the Board to execute the attached Agreement between Albert A. Webb Associates, Inc. and the Redevelopment Agency for the County of Riverside (Agency), providing \$308,216 in redevelopment funds for the design of the Pyrite Avenue Street, Sidewalk, and Storm Drain Improvement Project; and
- 3. Delegate authority to the Executive Director of the Redevelopment Agency for the County of Riverside to execute Amendments to the Agreement up to 10% of the contract amount.

BACKGROUND: The Agency has identified the need to improve pedestrian access and drainage conditions along Pyrite Avenue from Mission Boulevard to Jurupa Road in the unincorporated community of Glen Avon. The existing roadway is also not fully improved and has deteriorated due to the lack of drainage facility and heavy traffic usage. The Project will assist in the community revitalization efforts and provide additional benefits to the Glen Avon Elementary School as well as residents of Glen Avon.

On February 4, 2010, the Agency released a Request for Proposals (RFP) for Engineering Design Services for the Pyrite Avenue Street, Sidewalk, and Storm Drain Improvement Project. On March 4, 2010, 16 engineering proposals were received. The Agency selected Albert A. Webb Associates based on their qualifications and status as a prequalified engineering firm. Albert A. Webb Associates will provide complete engineering and consulting services including, but not limited to, engineering design, survey, geotechnical investigation, and bidding services for a contract amount not-to-exceed \$308,216.

These improvements will benefit the Jurupa Valley Redevelopment Project Area and eliminate physical blighting conditions by significantly improving the existing infrastructure, street improvements, and pedestrian access in the area. The Riverside County Flood Control and Water Conservation District (RCFC&WCD) has agreed to provide funding for the drainage improvement segment of the Project in the amount of \$1,200,000. An Agreement between the Redevelopment Agency for the County of Riverside and RCFC&WCD is being processed and will be submitted for approval by RCFC&WCD and RDA when finalized.

Agency staff recommends that the Board of Supervisors make the recommended findings and approve the Agreement so the Redevelopment Agency may proceed with engineering and design of the improvements.

A companion item appears on today's Board of Supervisors Agenda.

CONSULTING SERVICES AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE AND ALBERT A. WEBB ASSOCIATES, INC. FOR THE PYRITE AVENUE STREET SIDEWALK AND STORM DRAIN IMPROVEMENT PROJECT BETWEEN MISSION BOULEVARD AND JURUPA ROAD

This Agreement, is made and entered into this day of, 2010, b
and between the REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
a public body corporate politic in the State of California (hereinafter "AGENCY"), an
Albert A. WEBB Associates, Inc. (hereinafter "CONSULTANT").

WHEREAS, AGENCY is a redevelopment Agency duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the provisions of the Community Redevelopment Law (hereinafter "CRL") which is Part 1 of Division 24 of the California Health and Safety Code (commencing with Section 33000 et seq.);

WHEREAS, pursuant to Section 33125 of the Health and Safety Code, the AGENCY is authorized to make and execute contracts and other instruments necessary or convenient to the exercise of its powers;

WHEREAS, pursuant to Section 33020(a) of the CRL, "redevelopment" means to conduct planning, development, and replanning of all or part of a survey area as may be appropriate and necessary in the interest of general welfare, including recreational and other facilities incidental or appurtenant to them:

WHEREAS, the proposed services provided in this Agreement are necessary for the engineering design, geotechnical and subgrade utility investigation for the construction of sidewalks, curb, gutter, roadway rehabilitation, storm drain and signing & striping along Pyrite Street (from Mission Boulevard to Jurupa Road);

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WHEREAS, the AGENCY has selected CONSULTANT to provide engineering design services based on their qualifications;

WHEREAS, CONSULTANT has agreed to provide such services to AGENCY.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

- 1. <u>DESCRIPTION OF SERVICES</u>: CONSULTANT shall provide all services as outlined and specified in Exhibit A, consisting of 39 pages, attached hereto and by this reference incorporated herein.
- 1.1 CONSULTANT represents and maintains that it is skilled in the professional calling necessary to perform all services, duties and obligations required by this Agreement to fully and adequately complete the project. CONSULTANT shall perform the services and duties in conformance to and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. CONSULTANT further represents and warrants to the AGENCY that it has all licenses, permits, qualifications and approvals of whatever nature are legally required to practice its profession. CONSULTANT further represents that it shall keep all such licenses and approvals in effect during the term of this Agreement.
- 2. <u>PERIOD OF PERFORMANCE</u>: CONSULTANT shall commence performance upon date of execution of this Agreement and complete performance within four (4) months from said date. CONSULTANT will diligently and responsibly pursue the performance of the services required of it by this Agreement through project completion unless the work is altered by written amendment(s) pursuant to Section 12, or terminated as specified in Section 6. All applicable indemnification provisions in this Agreement shall remain in effect following the termination of this Agreement.
- COMPENSATION: The AGENCY shall pay the CONSULTANT for services performed and expenses incurred in accordance with the terms of this Agreement. CONSULTANT shall be paid an amount not to exceed three hundred eight

thousand two hundred sixteen dollars (\$308,216). CONSULTANT shall submit invoices to the AGENCY for progress payments based on work completed to date.

- 3.1 Said compensation shall be paid in accordance with an invoice submitted to AGENCY by CONSULTANT within fifteen (15) days from the last day of each calendar month, and AGENCY shall pay the invoice within thirty (30) working days from the date of receipt of the invoice. Invoicing shall be based on hours worked and the hourly rates set forth in Exhibit "A", unless no services were performed for the month.
- 4. <u>INDEPENDENT CONSULTANT</u>: AGENCY retains CONSULTANT on an independent contractor basis. CONSULTANT is not, and shall not be considered to be in any manner, an employee or agent of the AGENCY. Personnel performing the Services under this Agreement on behalf of CONSULTANT shall at all times be under CONSULTANT'S exclusive direction and control. CONSULTANT shall pay all wages, salaries and other amounts due such personnel in connection with their performance of Service and as required by law. CONSULTANT shall be responsible for all reports and obligations respecting such personnel, including but not limited to, social security taxes, income tax withholdings, unemployment insurance, and workers' compensation insurance. CONSULTANT and its employees and agents shall maintain professional licenses required by the laws of the State of California at all times while performing services.
- 5. <u>INDEMNITY AND HOLD HARMLESS:</u> The CONSULTANT agrees to and shall indemnify and hold harmless the AGENCY, its Districts, Departments and Special Districts, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (hereinafter individually and collectively referred to as "Indemnities") from all liability, including, but not limited to loss, suits, claims, demands, actions, or proceedings to the extent caused by any alleged or actual negligence, recklessness, willful misconduct, error or omission of ARCHITECT, its directors, officers, partners, employees, agents or representatives or

any person or organization for whom ARCHITECT is responsible, arising out of or from the performance of services under this Agreement.

- 5.1 As respects each and every indemnification herein CONSULTANT shall defend and pay, at its sole expense, all costs and fees including but not limited to attorney fees, cost of investigation, and defense and settlements or awards against the AGENCY, its Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives.
- 5.2 With respect to any action or claim subject to indemnification herein by CONSULTANT, CONSULTANT shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of AGENCY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes CONSULTANT's indemnification to Indemnities as set forth herein.
- 5.3 CONSULTANT's obligation hereunder shall be satisfied when CONSULTANT has provided to Indemnities the appropriate form of dismissal relieving Indemnities from any liability for the action or claim involved.
- 5.4 The specified insurance limits required in this Agreement shall in no way limit or circumscribe CONSULTANT's obligations to indemnify and hold harmless Indemnities from third-party claims.
- 5.5 In the event there is conflict between this clause and California Civil Code Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such interpretation shall not relieve the CONSULTANT from indemnifying the AGENCY to the fullest extent allowed by law.
- 6. <u>INSURANCE</u>: Without limiting CONSULTANT'S indemnification, CONSULTANT shall maintain in force at all times during the performance of this Agreement, insurance policies evidencing coverage during the entire term of the Agreement as follows:

- 6.1 Workers' Compensation: If CONSULTANT has employees as defined by the State of California, CONSULTANT shall maintain Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident. Policy shall be endorsed to waive subrogation in favor of the AGENCY and County of Riverside; and, if applicable, to provide a Borrowed Servant/Alternate Employer Endorsement.
- 6.2 <u>Commercial General Liability</u>: Commercial General Liability insurance coverage, including but not limited to, premises liability, contractual liability, completed operations, personal and advertising injury covering claims which may arise from or out of CONSULTANT'S performance of its obligations hereunder. Policy shall name the AGENCY, County of Riverside, special districts, their respective directors, officers, Board of Supervisors, elected officials, employees, agents or representatives as an Additional Insured. Policy's limit of liability shall not be less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit.
- 6.3 <u>Vehicle Liability</u>: If CONSULTANT'S vehicles or mobile equipment are used in the performance of the obligations under this Agreement, CONSULTANT shall maintain liability insurance for all owned, non-owned or hired vehicles in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit. Policy shall name the AGENCY, County of Riverside, special districts, their respective directors, officers, Board of Supervisors, elected officials, employees, agents, or representatives as an Additional Insured.
- 6.4 <u>Professional Liability</u>: CONSULTANT shall maintain Professional Liability Insurance providing coverage for performance of work included within this

Agreement, with a limit of liability of not less than \$1,000,000 per occurrence and \$2,000,000 annual aggregate. If CONSULTANT'S Professional Liability Insurance is written on a claims made basis rather than an occurrence basis, such insurance shall continue through the term of this Agreement. Upon termination of this Agreement or the expiration or cancellation of the claims made insurance policy CONSULTANT shall purchase at his sole expense either 1) an Extended Reporting Endorsement (also known as Tail Coverage); or, 2) Prior Dates Coverage from a new insurer with a retroactive date back to the date of, or prior to, the inception of this Agreement; or, 3) demonstrate through Certificates of Insurance that Consultant has maintained continuous coverage with the same or original insurer. Coverage provided under items; 1), 2) or 3) will continue for a period of five (5) years beyond the termination of this Agreement.

6.5 General Insurance Provisions - All lines:

- a. Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A.M. BEST rating of not less than an A: VIII (A: 8) unless such requirements are waived, in writing, by the AGENCY Risk Manager. If the AGENCY'S Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.
- b. The CONSULTANT'S insurance carrier(s) must declare its insurance deductibles or self-insured retentions. If such deductibles or self-insured retentions exceed \$500,000 per occurrence such deductibles and/or retentions shall have the prior written consent of the AGENCY Risk Manager before the commencement of operations under this Agreement. Upon notification of deductibles or self-insured retentions which are deemed unacceptable to the AGENCY, at the election of the AGENCY'S Risk Manager, CONSULTANT'S carriers shall either; 1) reduce or eliminate such deductibles or self-insured retentions as respects this Agreement with the

- AGENCY, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, defense costs and expenses.
- c. The CONSULTANT shall cause their insurance carrier(s) to furnish the AGENCY with 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein; or, 2) if requested to do so orally or in writing by the AGENCY Risk Manager, provide original Certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) shall provide no less than thirty (30) days written notice be given to the AGENCY prior to any material modification or cancellation of such insurance. In the event of a material modification or cancellation of coverage, this Agreement shall terminate forthwith, unless the AGENCY receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverage's and the insurance required herein is in full force and effect. Individual(s) authorized by the insurance carrier to do so, on its behalf shall sign the original endorsements for each policy and the Certificate of Insurance. CONSULTANT shall not commence operations until the AGENCY has been furnished original Certificate (s) of Insurance and certified original copies of endorsements or policies of insurance including all endorsements and any and all other attachments as required in this Section.
- d. It is understood and agreed by the parties hereto and the CONSULTANT'S insurance company(s), that the Certificate(s) of Insurance and policies shall so covenant and shall be construed as primary insurance, and the AGENCY'S insurance and/or deductibles and/or self-insured retentions or

- self-insured programs shall not be construed as contributory.
- e. If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services or performance of work the Risk Manager reserves the right to adjust the types of insurance required under this Agreement and the monetary limits of liability for the insurance coverage's required herein, if; in the AGENCY Risk Manager's reasonable judgment, the amount or type of insurance carried by the CONSULTANT has become inadequate. Consultant may terminate this Agreement if it deems that any increase in the amount of insurance required herein is unreasonable.
- f. CONSULTANT shall pass down the insurance obligations contained herein to all tiers of sub consultants working under this Agreement
- 7. <u>COOPERATION BY AGENCY</u>: All information, data, reports, records, and maps as are existing, available to the AGENCY and necessary for carrying out the work described shall be furnished to CONSULTANT without charge by the AGENCY. The AGENCY shall cooperate with CONSULTANT as appropriate to facilitate, without undue delay, the work to be performed under this Agreement.
- 8. <u>AUTHORITY OF CONSULTANT</u>: CONSULTANT and its agents, servants, employees and subcontractors shall act at all times in an independent capacity during the term of this agreement, and shall not act as, and shall not be, nor shall they in any manner be construed to be, agents, officers or employees of AGENCY, and further, CONSULTANT, its agents, servants, employees and subcontractors, shall not in any manner incur or have the power to incur any debt, obligation, or liability against the AGENCY.
- 9. <u>TERMINATION</u>: AGENCY may, by written notice to CONSULTANT, terminate this Agreement in whole or in part at any time, with or without cause. Such termination may be for AGENCY'S convenience or because of CONSULTANT'S failure to perform its duties and obligations under this Agreement including, but not limited to,

the failure of CONSULTANT to timely perform Services.

- 9.1 <u>Discontinuance of Services</u>. Upon receipt of written Notice of Termination, CONSULTANT shall discontinue all affected Services within seven (7) days of receipt of the Notice, unless otherwise directed by the Notice, and deliver to the AGENCY all data, estimates, graphs, summaries, reports, and other related materials as may have been prepared or accumulated by CONSULTANT in performance of Services, whether completed or in progress.
- 9.2 Effect of Termination For Convenience. If the termination is to be for the convenience of the AGENCY, the AGENCY shall compensate CONSULTANT for Services satisfactorily provided through the date of termination. Such payment shall include a pro-rated amount of profit, if applicable, but no amount shall be paid for anticipated profit on unperformed Services. CONSULTANT shall provide documentation deemed adequate by AGENCY'S Representative to show the Services actually completed by CONSULTANT prior to the date of termination. This Agreement shall terminate thirty (30) days following receipt by the CONSULTANT of the written Notice of Termination.
- 9.3 Effect of Termination For Cause. If the termination is due to the failure of CONSULTANT to fulfill its obligations under this Agreement, CONSULTANT shall be compensated for those Services which have been completed and accepted by the AGENCY. In such case, the AGENCY may take over the work and prosecute the same to completion by contract or otherwise. Further, CONSULTANT shall be liable to the AGENCY for any reasonable additional costs incurred by the AGENCY to revise work for which the AGENCY has compensated CONSULTANT under this Agreement, but which the AGENCY has determined in its sole discretion needs to be revised in part or whole to complete the Project. Following discontinuance of Services, the AGENCY may arrange for a meeting with CONSULTANT to determine what steps, if any, CONSULTANT can take to adequately fulfill its requirements under this Agreement. In its sole discretion, AGENCY'S Representative may propose an adjustment to the terms

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and conditions of the Agreement, including the contract price. Such contract adjustments, if accepted in writing by the Parties, shall become binding on CONSULTANT and shall be performed as part of this Agreement. In the event of termination for cause, unless otherwise agreed to in writing by the parties, this Agreement shall terminate seven (7) days following the date the Notice of Termination was mailed to the CONSULTANT. Termination of this Agreement for cause may be considered by the AGENCY in determining whether to enter into future agreements with CONSULTANT.

- 9.4 Cumulative Remedies. The rights and remedies of the parties provided in this Section are in addition to any other rights and remedies provided by law or under this Agreement.
- CONFLICT OF INTEREST: CONSULTANT shall have no interest, and 10. shall not acquire any interest, direct or indirect, which will conflict in any manner or degree with the performance of services required under this Agreement.
- 11. DESIGNATED REPRESENTATIVES: The following individuals are designated as representatives of the AGENCY and CONSULTANT respectively to act as liaison between the parties:

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AGENCY Gloria Perez 20 Project Manager

> Redevelopment Agency for the County of Riverside

3403 10th Street, Suite 500

Riverside, CA 92501 Phone: (951) 955-9056

Fax: (951) 955-6686

CONSULTANT

Scott Hildebrandt Vice President

Albert A. Webb Associates, Inc.

3788 McCray Street Riverside, CA 92506

Phone: (951) 686-1070 Fax: (951) 788-1256

Any change in designated representatives shall be promptly reported to the other party in order to ensure proper coordination

12. ASSIGNMENT: This Agreement shall not be assigned CONSULTANT, either in whole or in part, without prior written consent of AGENCY.

Any assignment or purported assignment of this Agreement by CONSULTANT without the prior written consent of AGENCY will be deemed void and of no force or effect.

- 13. <u>NONDISCRIMINATION</u>: CONSULTANT shall ensure that there shall be no discrimination against or segregation of any person, or group of persons, on account of sex, marital status, race, religion, color, creed, national origin, ancestry, sex, physical condition or age, in the performance of this Agreement and that CONSULTANT, Contractor, or any person claiming under or through the AGENCY shall not establish or permit any such practice or practices of discrimination or segregation.
- 14. <u>ALTERATION</u>: No alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto, and no oral understanding or agreement not incorporated herein shall be binding on any of the parties hereto.
- 15. <u>LICENSE AND CERTIFICATION</u>: CONSULTANT verifies upon execution of this Agreement, possession of a current and valid license in compliance with any local, State, and Federal laws and regulations relative to the scope of services to be performed under Exhibit A, and that services(s) will be performed by properly trained and licensed staff.
- 16. <u>CONFIDENTIALITY</u>: CONSUTLANT shall observe all Federal, State and AGENCY regulations concerning confidentiality of records. CONSULTANT shall refer all requests for information to AGENCY.
- 17. WORK PRODUCT: The AGENCY acknowledges that the CONSULTANT reports, drawings, specifications, field data, field notes, laboratory test data, calculations, estimates and other similar documents are instruments of professional service, not products. Although ownership of such documents normally is retained by the CONSULTANT they nonetheless shall in this instance become upon their creation the property of the AGENCY whether the Project is constructed or not. The AGENCY may use the design documents and the designs depicted in them,

without the CONSULTANT consent, in connection with the Project or other AGENCY projects, including, without limitation, future additions, alterations, connections, repairs, information, reference, use or occupancy of the Project(s). Any reuse of the documents by AGENCY without the written consent of the CONSULTANT shall be at AGENCY's sole risk and without liability or legal exposure to the CONSULTANT, and AGENCY shall indemnify and hold the CONSULTANT harmless from any claims or losses arising out of such use of the design documents by the AGENCY.

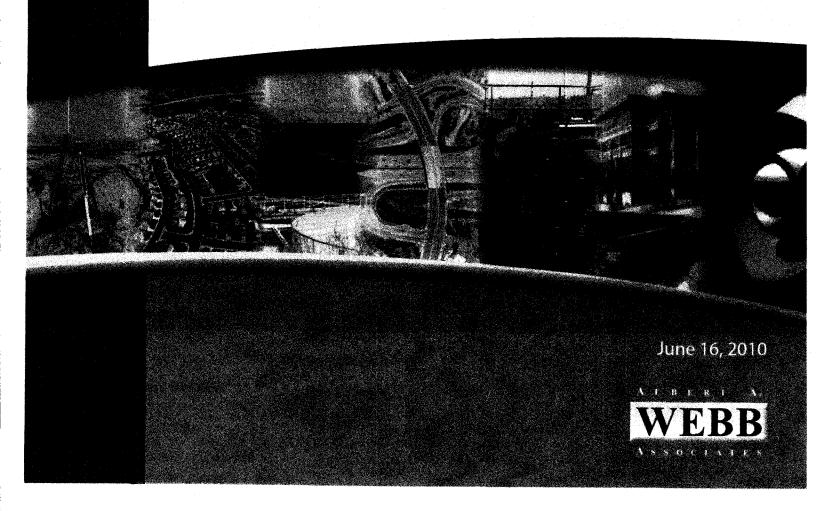
- 18. <u>JURISDICTION, VENUE, ATTORNEY'S FEES</u>: This Agreement is to be construed under the laws of the State of California. The parties agree to the jurisdiction and venue of the appropriate courts in the County of Riverside, State of California. Should action be brought to enforce or interpret the provisions of the Agreement, the prevailing party shall be entitled to attorney's fees in addition to whatever other relief is granted.
- 19. <u>WAIVER</u>: Any waiver by AGENCY of any breach of any one or more of the terms of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term thereof. Failure on the part of the AGENCY to require exact, full and complete compliance with any terms of this Agreement shall not be construed as in any manner changing the terms hereof, or stopping AGENCY from enforcement hereof.
- 20. <u>SEVERABILITY</u>: If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.
- 21. <u>ENTIRE AGREEMENT</u>: This Agreement is intended by the Parties hereto as a final expression of their understanding with respect to the subject matter hereof, and all prior or contemporaneous agreements of any kind or nature relating to the same shall be deemed to be merged herein. Any modifications to the terms of this Agreement must be in writing and signed by the parties herein.
 - 22. NOTICES: All correspondence and notices required or contemplated by

1	this Agreement shall be delivered to the respective parties at the addresses set forth					
2	below and are deemed submitted one (1) day after their deposit in the United States					
3	Mail, postage prepaid:					
4						
5	AGENCY: Redevelopment Agency for the	CONSULTANT: Albert A. Webb Associates, Inc				
6	County of Riverside 3403 10 th Street, Suite 500	3788 McCray Street				
7	Riverside, CA 92501	Riverside, CA 92506 Attn: Scott Hildebrandt				
8	Attn: Gloria Perez					
9	IN WITNESS WHEREOF the parties	hereto have caused their duly representatives to				
10	execute this Agreement.	nereto nave caused their duty representatives to				
11	REDEVELOPMENT AGENCY	CONSULTANT				
12	FOR THE COUNTY OF RIVERSIDE					
13						
14	Marion Ashley, Chairman	Scott Hildebrandt, Chairman				
15	Board of Directors	Vice President				
16	ATTEST:					
17	Kecia Harper-Ihem Clerk of the Board					
18						
19						
20	Deputy					
21	APPROVED AS TO FORM: Pamela J. Walls					
22	County Counsel					
23						
24	Deputy Marsha L. Victor					
25	Dopaty Maistia L. Victor					
26		ts\3.0 Consultant Agreements & Contracts\Consulting Services Pyrite -				
27	RDA-Rev. 7-12-10.doc					
28	Shared\Draft\Agreement-Template-007.doc					

EXHIBIT "A"

Proposal to Provide
Civil Engineering Services for the
Pyrite Avenue Street Improvement Project

Presented to Redevelopment Agency for the County of Riverside



Proposal to Provide Civil Engineering Services for the Pyrite Avenue Street Improvement Project

Presented to

Redevelopment Agency for the County of Riverside

Point of Contact: Mr. Scott R. Hildebrandt, PE

3788 McCray Street | Riverside, CA 92506

T: 951.686.1070 | F: 951.788.1256

Email: scott.hildebrandt@webbassociates.com



June 16, 2010

Mr. Richard Medina, Project Manager County of Riverside Economic Development Agency 3403 Tenth Street, Suite 500 Riverside, CA 92501

Dear Mr. Medina:

Due to the vehicular traffic generated by the New Life Church, Glen Avon Elementary School, Glen Avon School South, and the homes in the Glen Avon area, Pyrite Avenue is a heavily traveled roadway. The Redevelopment Agency for the County of Riverside (Agency) and the Riverside County Flood Control & Water Conservation District (District) will consider alternatives to improve Pyrite Avenue from Mission Blvd to Jurupa Road, approximately 3,400 feet in length. Having worked with the Agency on previous street improvement projects, as well as preparing the Preliminary Design Report (PDR) for this project, the Albert A. Webb Associates (WEBB) team is located just down the street from the Agency's offices and is ready to continue to assist you with this project.

Over the last five years, our team has completed over thirty projects for the Agency. Our team is comprised of engineers who are experts in completing street and drainage improvement projects in Riverside County and have a long history of completing this type of project with you as well as the District. The Agency has stated that they want a project manager who will be dedicated to this project. Our project team that successfully completed the design of the Indiana Avenue project is ready to guide this project through completion. In Section 3 of our proposal, we have provided sample street improvement plans for two previous successful collaborations between the Agency and WEBB, as well as preliminary designs for the Pyrite Avenue Street Improvements to demonstrate the expertise we will continue to bring to this project. Because of our current experience with you and the District developing the PDR for this project, our team already has a solid understanding of the Agency's procedures, policies, and requirements as well as a significant head start on the schedule. We are already heavily involved and have begun to develop solutions to the critical factors associated with this project. As we utilize our knowledge of the Agency's standards and specifications, these advantages eliminate the need for you to waste time bringing our staff up to speed, and ensure that we will work quickly with your staff to create an efficient and fluid work atmosphere translating to savings of time and cost for your project.

To address geotechnical concerns for your project, our team will include CHJ, Inc. WEBB has a master agreement with this firm, enabling quick coordination for your project. All other required services for your project can and will be provided by WEBB. We look forward to continuing our long-standing working relationship with you. WEBB is committed to providing the highest quality services possible to you in order to assist in the continued development of our community. Please contact me at 951.248.4253 if you have any questions regarding our services or our proposal.

Sincerely,

Scott R. Hildebrandt, PE Vice President Principal-in-Charge

Criteria Elements

> Criteria 1	Experience and knowledge relating to other similar projects.
> Criteria 3	Project Schedule.
>Criteria 4	Fee Schedule.

	Pyrite Avenue Street Improvement Project	
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June 2010



1 Project Approach/Scope of Services

Project Understanding

Pyrite Street is a heavily traveled roadway providing access between the 60 Freeway, Glen Avon Elementary Schools (north and south), New Life Church & Pre-School, and homes in the Glen Avon area of Riverside County. The Redevelopment Agency for the County of Riverside (Agency) and The Riverside County Flood Control & Water Conservation District (District) will consider alternatives to improve Pyrite Avenue from Mission Boulevard to Jurupa Road, approximately 3,400 feet in length. The proposed Agency improvements will be comprised of "in-fill" ADAaccessible sidewalks, roadway widening; to the General Plan width where possible, roadway grind and overlay, concrete curb & gutter, a short segment of raised median, revised signing & striping, the removal of a few trees, and an "antigraffiti treatment" for existing block walls.



The Pyrite Channel carries runoff from the north and east to its terminus with the Jurupa Channel to the south. It's primarily a concrete-lined facility that passes beneath Pyrite Avenue and drains into an unimproved dirt-channel within an existing drainage easement controlled by the District. The easement is situated between the backyards of residents in the

The residents have installed walls, fences and other obstruction within the drainage easements in an effort to divert water away from their properties and ävoid flooding during rain events.

area and continues south from Pyrite Avenue to the Jurupa Channel. The residents have installed walls, fences and other obstructions within the drainage easement in an effort to divert water away from their properties and avoid flooding during rain events. The collection of walls and obstructions create a nuisance for the District and homeowners. The District is planning to install an inlet in the Pyrite Channel and a low flow storm drain in Pyrite Avenue that would provide a direct route to the Jurupa Channel. The proposed low flow storm drain would intercept minor runoff currently flowing in the unimproved easement between the residences and backyards.

Based on WEBB's preliminary analysis and our experience with environmental processing, we believe the appropriate CEQA document for the project is a Categorical Exemption (CF).



Based on WEBB's preliminary analysis and our experience with environmental processing, we believe the appropriate CEQA document for the project is a Categorical Exemption (CE). WEBB understands the Agency's concern that all the necessary clearances are obtained so that the project can move forward in a timely manner. To ensure this, the Agency has requested that the Consultant provide all necessary CEQA clearances for the project. We have reviewed the project requirements with the environmental code and we believe that the CE is appropriate. We have also consulted with the District on the application for a CE for the storm drain. The District has indicated that if a CE cannot be obtained for the storm drain, then the District will complete the remaining environmental documentation.

WEBB has a proven history of delivering this type of project to surrounding communities and the Agency. From our first sidewalk and street improvement project for the Agency in 1996 to our latest project on Indiana Avenue, WEBB has always understood the importance of these projects to the local community. Recently, the Agency has felt the impact of the current economic cycle and the limitations placed on funding due to shrinking resources. We have been able to engineer many projects that "maximized" the amount of built improvements by minimizing the associated costs due to tasks such as right-of-way, utility relocations, and complete pavement rehabilitation. This is accomplished through creative engineering techniques and collaborative efforts between the public agencies and the community. Our team has demonstrated these abilities time and time again.

From our first sidewalk and street improvement project for the Agency in 1996 to our latest project on Indiana Avenue, WEBB has always understood the importance of these projects to the local community.

Even though WEBB and Riverside County Transportation conducted a walk through in developing the Preliminary Design Report, WEBB, the Agency, and Riverside County Transportation (Ward Maxwell, Kevin Gillette and Daniel Nicholson) will conduct a full walk through of the site early in the design phase to ensure that all existing sidewalk, curb, gutter, asphalt, road signs, etc. are discussed and determined to be acceptable or in need of repair and replacement. WEBB will incorporate the comments and concerns of the Transportation Department into the final plans and specifications. Taking this step should make the scope and understanding of the project less obscure during the construction phase, while saving the Agency time and money.

WEBB has coordinated with the District and prepared preliminary design for low flow storm drain from Pyrite Channel to Jurupa Channel. We have helped develop an inlet system that will avoid reconstructing the box culvert in the street and reduce the construction schedule. WEBB has also helped the Agency and the District with the cooperative agreement between the two and helped with the development at the Cost Sharing Agreement.

The Agency is very concerned about the timing and delivery of this project. To that end, we have consulted with local construction contractors regarding the time required to complete the Agency and the District improvements. According to our research, the project should take approximately 120 to 150 working days to construct (5 to 7 months). We have used 150 working days (7 months) in our construction schedule to develop the project schedule and budget.

Critical Issues

Project Management

Our project managers constantly review the project schedule with the project team so that the project stays on schedule and within budget.

WEBB understands the importance of delivering a project on time and free of errors. This is not only critical to us, but critical to the Agency. Our success on projects is often measured by key delivery dates and the amount of change orders during construction; we make every effort to ensure that these goals are met. Our project management approach requires that each project manager develop a project schedule, by utilizing Microsoft Project and Excel, detailing the steps to complete the project, whether complex or routine. This schedule is presented to the Agency during the project kick-off meeting to identify key dates and milestones. The project schedule, which is considered a "living" document, is reviewed regularly at scheduled project meetings and new tasks and updates are added to the project schedule as they arise. Our project managers constantly review the project schedule with the project team so that the project stays on schedule and within budget.

While scheduling and delivering a project on time is important, delivering a product that is free of errors is equally critical. For this reason, WEBB takes great pride in providing the highest level of engineering design and cost estimating. Besides having an in-house QA/QC program, WEBB has an extensive database of construction cost information. Cost estimating is critical, as it allows our clients to understand

the estimated probable cost of a project before deciding to go out to bid. All cost estimates are prepared by our project engineers and reviewed by our project managers before submission to the Agency to ensure that we are providing the client with the most accurate information possible.

WEBB will dedicate the experienced project team from the recently completed Indiana Avenue project for the Pyrite Avenue project, which includes Scott Hildebrandt, PE, Jason Ardery, PE, Dilesh Sheth, PE, TE, Joseph Caldwell, PE, and Cheryl DeGano. This team has proven success and the intimate Agency knowledge needed to be efficient in the execution of this project.

The final cost estimates are given an additional level of review by our Construction Management Department to ensure that we are providing the client with the most accurate information possible.

Project Schedule

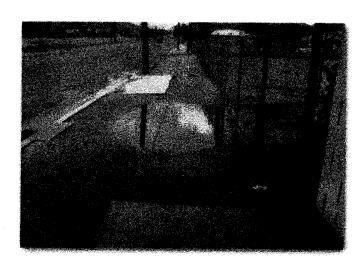
The Agency and District have received numerous complaints from local Glen Avon residents regarding the lack of contiguous sidewalk for school children along Pyrite Avenue and issues with drainage. The existing sidewalk is in need of repair or replacement due to soil subsidence, lack of maintenance, and, in some places, tree roots. School aged children, parents and other pedestrians have to cross a wide roadway with no raised median, deteriorated pavement and speeding vehicles. Some residents have complained of backyard flooding whenever a small amount of rain is experienced. Many of the residents have voiced their concerns in front of the Board of Supervisors, making this project a high priority for the Agency, the District and the Supervisor's Office.

Our approach recognizes the importance of maintaining a tight schedule and the limited budget of this project and dictates that design decisions must be made quickly and carefully. When this is coupled with the numerous constraints that are present, it is critical that the Agency choose a consultant that has a proven record of delivering similar projects. With a familiar team of design professionals, lead by senior level associates, WEBB is the right consultant

for this project. WEBB has prepared the Preliminary Design Report (see Section 3 for Preliminary Design) and has coordinated with the Transportation Department regarding their requirements. We have also coordinated with the District regarding storm drain requirements and with Strategic Connections, Inc., regarding utilities in the area. WEBB has also contacted officials with the Union Pacific Railroad regarding the installation of the proposed storm drain with the R/R easement, specifically crossing underneath the existing tracks adjacent the Jurupa Channel. WEBB has already filled out the Union Pacific Railroad application (see appendix). The Agency/District should send out the application now with our preliminary design drawings. This will give us a head start with this project.

School Site & Children

Senior staff members from WEBB's project team have visited the site on numerous occasions in an effort to become familiar with the project site and the surrounding area. During a recent site visit, staff was approached by residents who live in the area and have children who attend one of the local schools. It should be noted that there are at least three schools located adjacent to one another. The New Life Church has a Pre-School program on-site; to its south is the Glen Avon Elementary School and the south of this school is the Glen Avon School South - an educational facility for children with special needs.



This is important due to the nature of vehicular traffic generated by these schools. Many parents walk their children to school and have stated that they feel unsafe crossing Pyrite Avenue due to pass-through traffic traveling at excessive speeds; especially when children are present. Our staff observed multiple vehicles making unsafe and possibly illegal U-turns before and after passing the crossing guard location at Lone Trail. WEBB's Traffic Engineer believes that this situation can be mitigated with the installation of a raised median that would prohibit this type of movement.

Many parents walk their children to school and have stated that they feel unsafe crossing Pyrite Avenue due to pass-through traffic traveling at excessive speeds; especially when children are present.

In addition, this location may qualify for one of several different types of traffic control measures from a fully-actuated traffic signal to a less costly solution such as an in-pavement flashing crosswalk to other alternatives that can be explored and discussed at length.

Other areas of concern at this location that would need to be discussed with the Agency before moving forward include simple fixes to more complex solutions. Our senior staff members have recognized several issues that may impact the schools and could add to the cost of design and construction. At Glen Avon School South, the Entry Driveway may not meet minimum ADA requirements. The line of sight is restricted and the sidewalk is located in the slope of the driveway that exceeds the 2% minimum cross fall specified by the State of California and ADA guidelines. The Exit Driveway has a line of sight that is less than optimum; considering the number of small children that use that path to get to Glen Avon Elementary School, this issue should be discussed further. In addition, there is a significant difference in elevation of at least 2-3 feet from the north side of the driveway to the south side of driveway. At the pre-school, parking would be impacted by the proposed street widening and the installation of curb and gutter.

Due to the sensitive nature of school site safety and security, all WEBB personnel visiting this site during design and construction will be readily identifiable by the "bright orange or green" safety vests worn at all times. If necessary, we will contact school administration officials and inform them of our operations in the area.

In addition, this location may qualify for one of several different types of traffic control measures from a fully-actuated traffic signal to a less costly solution such as an in-pavement flashing crosswalk to other alternatives that can be explored and discussed at length.

Roadway Rehabilitation and Grind vs. Overlay



A site review of the roadway has revealed several areas in dire need of improvements. We noticed fatigue and block cracking, large fatigue cracked area indicative of general structural failure. Removal and replacement of pavement and base with treatment to subgrade may be necessary. Removal and replacement of structural section for the entire project area will be costly and RDA may not have enough funds to complete the project. WEBB's Geotechnical subconsultant CHJ Inc. will perform a pavement investigation and prepare pavement mapping of the road. The pavement mapping will identify areas for rehabilitation and grind & overlay. The existing pavement and base may be recycled by pulverizing both to the correct gradation and then mixed with bituminous and/or water and compacted as base material. Hot-mix asphalt will then be overlaid across the entire segment. This type of treatment will allow a cost

savings and provide minimum disruption to local schools and residents. In addition to pavement rehabilitation recommendations, WEBB will evaluate the condition of existing curbs & gutters, ADA ramps, obstructions, and missing curb segments along Pyrite Avenue.

This type of treatment will allow a cost savings and provide minimum disruption to local schools and residents.

WEBB recently conducted a survey and contacted local contractors to determine the various costs of materials in the area. Slurry seal is approximately \$0.20 per square foot, in-situ recycling of existing pavement and base (6"deep, pulverizing, windrow, and compaction) is approximately \$1.00 per square foot, asphalt concrete in place is approximately \$60 per ton, and aggregate base is approximately \$30 per cubic yard (prices may vary depending upon quantity, local conditions, oil prices, and other factors). WEBB will prepare a cost alternative based on the recommendations from our geotechnical report and County's input. The cost alternatives will provide RDA with guidance on how best to maximize the benefit from the limited funding. This will further refine the cost estimates that were provided in our Preliminary Design Report.

Coordination with Union Pacific Railroad

The proposed storm drain will cross under two existing Union Pacific Railroad (UP) tracks. Engineering plans must be completed in accordance with the UP's Wireline/ Pipeline Encroachment Planning Guide and Construction Procedures. Failure to do so merely delays the review process. In addition, any application not conforming to railroad minimum standards will delay processing. It is very important for this project to follow UP's guide and construction procedure and also begin coordination and agreement with UP early as possible. WEBB has already filled out Union Pacific Encroachment Permit application (see attached). The Agency/District should submit application with Preliminary Design to get an early start on the process. Generally, agreement processing time will be approximately 3-6 months. Before construction begins, agreements must

be executed by the Licensee and Contractor. License fees and insurance certificates must be submitted at the time of agreement execution. This project may require Railroad Protective Liability Insurance be obtained, in addition to general liability insurance. We will add UP's requirements to our construction plans and specifications. We will also require that the contractor have similar experience working with the railroad.

It is very important for this project to follow UP's guide and construction procedure and also begin coordination and agreement with UP as early as possible.

Pipelines under railroad tracks and in the right-of-way shall be encased in a larger pipe or conduit. According to preliminary design report, we are proposing to install two 42" RCP under the rail road right of way, which will require a minimum of 48" street casing installed by jack and bore methods. According to our investigation, the approximate cost to jack and bore 48" steel casing is \$1,500 per foot. We will design to minimize the jack and bore length as much as possible and at the same time meet UP's minimum requirements for disturbance to traffic on their track and on Jurupa Road.

Approval of Design Exceptions by County Transportation

According to County of Riverside General Plan, Pyrite Avenue is a four lane major highway (76' curb to curb, 118' right-of-way width). Existing right-of-way on Pyrite Avenue between Jurupa Road and Galena Street is 60' and building structures are located within the proposed 100' right-ofway. We have proposed 40' curb-to-curb roadway within the existing right-of-way to avoid purchasing existing homes and lots and relocating residents. WEBB has already worked with the County Transportation Department to grant design exceptions and allow curb & gutter and sidewalk at non-standard location for this project. These "exceptions" will save the project time and money by minimizing rightof-way acquisitions and relocations.



Water Quality Management Plan

Based on follow-up discussions with Agency staff to refine the scope of work, WEBB and the Agency have determined that a Water Quality Management Plan (WQMP) is not required for this project.

Environmental

Critical environmental issues for the proposed project include: compliance with the provisions of the California Environmental Quality Act (CEQA), the potential presence of hazardous materials sites along the project alignment, regulatory permitting, and compliance with the provisions of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

With respect to CEQA compliance, the critical issue is to determine the appropriate level of documentation (i.e. Categorical Exemption, Negative Declaration, or Mitigated Negative Declaration) and provide analysis for the administrative record of the CEQA process. Based on follow-up discussions with Agency staff to refine the scope of work, the Agency has requested WEBB prepare an Initial Study and Mitigated Negative Declaration.

WEBB does not believe a Phase I Environmental Site Assessment (ESA) is necessary for CEQA purposes.

The proposed street improvements include a storm drain that will capture storm flows presently draining into the backyards of residential properties west of Pyrite Street and south of Lone Trail and discharge these flows directly to the Jurupa Channel. Since in the current condition these flows ultimately end up in the Jurupa Channel, the project will not increase the amount of drainage in the Jurupa Channel. WEBB does not anticipate that diversion of these storm flows will result in any adverse effects.

Regarding the potential presence of hazardous materials sites along the project alignment, in the course of preparing this proposal, WEBB searched the State of California Department of Toxic Substance Control (DTSC) EnviroStor database for the project area. EnviroStor is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. The EnviroStor database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites.

The only site within close proximity to the project alignment is a leaking underground storage tank (LUST) at the Circle K located at the northeast corner of Pyrite Street and Mission Boulevard. There is currently an open LUST case with the Regional Water Quality Control Board (Case No. 083303194T) and monitoring of the site is done on a quarterly basis. Because this site is outside of the limits of the project's area of potential effects and the project does not entail excavation, WEBB does not believe a Phase I Environmental Site Assessment (ESA) is necessary for CEQA purposes. However, in the event the County determines a Phase 1 ESA is needed for other purposes, we have included this study as an optional task.

With respect to the MSHCP, Pyrite Street is not within any MSHCP Criteria Cells; however, WEBB's preliminary research indicates that the portion of Mission Boulevard within the project footprint appears to be on the southernmost edge of Criteria Cells 75 and 76. The work proposed on Mission Boulevard, which consists of maintenance of an existing road, is a covered activity per Section 7.3 of the MSHCP.

Therefore, WEBB believes, and the Agency has confirmed, that the Joint Project Review process will not be required. Agency staff will be responsible for any required documentation to, or analysis required for MSHCP Compliance.



Project Approach

For a better understanding of the project and how the proposed improvements will affect property owners and residents, we have divided Pyrite Avenue street improvement project into four distinct segments:

Segment 1: Mission Boulevard to Stonewood Lane

This segment of Pyrite Street is striped with one lane in each direction and includes a two-way left turn lane. Approaching the signalized intersection; the striping transitions to include a left turn pocket, one through lane and a right turn lane with one southbound lane.

A site review of this section of roadway has revealed several areas in dire need of improvements. Our design will correct these deficiencies and bring the roadway into conformance with County standards. The signalized intersection at Mission Boulevard will be modified and upgraded to bring it into ADA compliance. The southeast corner of the intersection does not meet current County and ADA standards. The three other curb returns were constructed with asphalt concrete berms and pavement. Temporary curb ramps were also installed using the same A.C. material. WEBB's design will improve this intersection and bring it up to current design standards in regard to County and ADA requirements. This will include the installation of curb ramps with proper landings and inclines within current design standards. Signal poles will be relocated or installed within tolerances as described in the 2006 CA-MUTCD and the ADA Accessibility Guidelines for Building and Facilities (ADAAG). Traffic signal equipment will be re-used where feasible to keep costs to a minimum.

The southwest section of the intersection is currently undeveloped and is used by big rigs and other vehicles as default parking. There is a "rolled" A.C. berm along this frontage; however it is easily mounted by the larger vehicles. The roadway will be widened to its ultimate width with the installation of concrete curb, gutter and sidewalk along this portion of the roadway. The parkway and sidewalk improvements will match the existing conditions near Stonewood Lane. Minor utility relocation will be needed. It should be noted that water monitoring sites are located throughout the limits of improvements and will be adjusted to grade wherever necessary. The number of driveways to be installed along this property will be determined after the property owners have had time to make requests as provided for in the design.

The vacant lot on the east side of the street is bound with a wrought iron fence that was installed only 3-feet from the proposed curb and gutter. Right-of-Way will be acquired and conflicting utilities will be relocated as part of the parkway and sidewalk installation. The number of driveways to be installed along this property will be determined after discussion with the property owner take place.

The section of roadway adjacent the New Life Community Church will receive full-width street improvement; including curb, gutter and sidewalk. The existing dirt parking lot will be narrowed slightly to accommodate the street widening and at least two driveways will need to be installed. Rightof-Way will be acquired and minor utility relocation will take place.

The installation of street lighting should be considered along this segment.

Segment 2: Stonewood Lane to Lone Trail

Segment 2 of Pyrite Street is striped with one lane in each direction and includes a two-way left turn lane; pavement in this area is cracked and worn. Our design will correct these deficiencies and bring the roadway into conformance with County standards.



Glen Avon Elementary School and Glen Avon Elementary School South are located within this segment. The roadway; for the most part is improved to full width; however, there is no concrete curb and gutter on the west side of the street. Curb and gutter on the east side of the street is in various levels of disrepair and in some places buckled and raised. The existing curb ramps at Stonewood Lane do not meet current ADA requirements and will be replaced.

It should be noted that the existing roadway width along the frontage of Glen Avon Elementary School is slightly narrower than the General Plan width by 5 feet, but should not pose a problem if left "as is."

WEBB will consult with RCTD staff to determine if this location meets County requirements for the installation of a Flashing Beacon assembly at the crosswalk located in from of Glen Avon Elementary School (north). If one is necessary; we will include the design in our improvement package.

The "EXIT" driveway for Glen Avon Elementary School South is sub-standard and varies in elevation by approximately 3 feet from end to end. Our design will correct these deficiencies and the driveway will be designed to meet County and ADA standards. The "ENTRANCE" driveway may need to be widened to accommodate busses; this issue will be discussed with school officials to determine the best course of action.

Immediately south of the "ENTRANCE" driveway is an existing flood control channel and a Flood Control entrance on both sides of the street. Coordination with RCFCWCD will be necessary.

Existing sidewalk on the east side of the street is "buckled" due to tree roots and replacement in other areas will be needed. It should be noted that there is no sidewalk on the west side of Pyrites Street throughout this segment. Our design will correct these deficiencies and bring the parkway into conformance with County standards.

Segment 3: Lone Trail to Galena Street

Pyrite Street; within Segment 3, is striped with one lane in each direction and includes a two-way left turn lane; pavement in this area is cracked and worn. Our design will correct these deficiencies and bring the roadway into conformance with County standards. Approaching Galena Street, the southbound lanes are striped with a dedicated right-turn pocket and a shared through-left lane. There is only one lane for northbound traffic. It should be noted that there is a concrete cross gutter at this "4-way STOP" intersection.



For the most part, the frontage along this portion of roadway is lined with block walls that delineate the back and side yard property lines of adjacent residences. The roadway is improved to full width; however, as with Segment 2, there is no concrete curb and gutter on the west side of the street. There are no ADA-compliant curb ramps at the "T-intersection" of Bradson Way. WEBB's design will

improve this intersection where necessary and bring it up to current design standards in regard to County and ADA requirements. This will include the installation of curb ramps with proper landings and inclines within current design standards.

There are no curb ramps at the intersection of Pyrite Street and Galena Street although the presence of "Yellow Crosswalks" would indicate an existing school route. WEBB's design will include the installation of curb ramps with proper landings and inclines within current design standards.

Segment 4: Galena Street to Jurupa Road



Segment 4 of Pyrite Street is a striped two-lane roadway with one lane in each direction. The existing pavement in this area is cracked and worn. WEBB will incorporate all current County standards and guidelines into our improvement plans for this area as well. In order to conform to the County General Plan ultimate width, this segment of Pyrite will require the most right-of-way acquisition and utility relocations.

Currently the roadway varies in width from 36-feet near Galena Street to about 30-feet at the south end where it intersects with Jurupa Road. There is concrete curb and gutter located along the frontage of the property on the south east corner only. The remaining segment consists of edge of pavement and a dirt shoulder used for parking and will; therefore, be upgraded with concrete curb, gutter, and sidewalks.

The vacant lot; south of the intersection on the east side of the street, and adjacent properties share access points along the frontage that will be maintained by our design. Driveways will be installed for these properties and included in the final improvements. Driveway locations will be determined at a later date after discussions with the property owners.

Major drainage issues observed at the intersection of Pyrite Street and Jurupa Road will be addressed in our design. This will include the existing corrugated pipe drop inlets on either side of the street which empty into the Jurupa Channel located to the south of Jurupa Road. Concrete curb returns will be installed at this location and the drop inlets will be replaced with standard catch basins as discussed in the following section.

Low Flow Storm Drain: From Pyrite Channel to Jurupa Channel

The District is planning to install low flow storm drain between Pyrite Channel and Jurupa Channel to eliminate or minimize drainage problems in the backyards of homes located on the west side of Pyrite Street.

The proposed Pyrite Street Bypass Storm Drain will accommodate relief of flows in District's Jurupa-Pyrite Area Master Drainage Plan Line B. Currently, Line B conveys flows which affect downstream property owners to various extents depending on storm intensities, including nuisance flows. The Pyrite Street Bypass Storm Drain will alleviate flows in Line B by intercepting flows produced by low- and moderate-intensity storm events and conveying these flows southward to Line A within the existing Pyrite Street public right-of-way.

There are two unavoidable sewer crossings located at the intersection of Pyrite and Galena and at Pyrite and Jurupa. The proposed alignment will be chosen to minimize transition structures for alternating storm drain geometries at utility crossings while maintaining adequate spacing from existing utilities and surface features. At the downstream end of the proposed 1600-foot (+/-) alignment, the low flow storm drain must cross Union Pacific Railroad (UPRR) Tracks in order to reach Line A. Due to limited cover and

the need for conveyance capacity, it is necessary to provide parallel RCP encased in steel per UPRR requirements. The two storm drain pipes will discharge to Line A approximately 30 feet south of the railroad tracks.

Final design and engineering will require the determination of the exact location (potholing) of some facilities which may affect the proposed design such as the two sewer crossings at Galena Street and Jurupa Road described above. Additionally, active sewer laterals will need to be identified according to Jurupa Community Services District input; the proposed low flow storm drain may require alteration depending on existing sewer lateral constraints.

Environmental - Approach

Agency staff has determined that an Initial Study/Mitigated Negative Declaration is required for this project.

WEBB will prepare an Initial Study checklist to provide documentation that potential impacts are less than significant. The checklist will be developed through a site visit, existing regulations, and information from the County General Plan and General Plan EIR. The checklist will become part of the administrative record. Following completion of the checklist, WEBB will meet with RDA staff to review the results.

Agency staff will be responsible for all work, including preparation of any required habitat assessments and/ or focused surveys, in connection with demonstrating compliance with the MSHCP.

WEBB does not propose the preparation of a biological resources assessment or cultural resources assessment because project construction involves limited work in areas that are not currently paved and all of the unpaved areas are either the graded compacted road shoulder or areas which have been previously disturbed by prior or existing uses. The project does not propose the removal of any historic structures; thus, a historic resources assessment is not necessary.

Scope of Work

TASK-GROUP 1 - PRELIMINARY DESIGN SERVICES:

WEBB has gathered the necessary information and prepared the Preliminary Design Report (PDR) for this project (see attached PDR plans). Information such as; a field topographic survey, right-of-way (ROW), and existing utilities in the area have been researched. The PDR will identify the preliminary cost estimate, a list of the ROW's that may be required and a list of the temporary construction easements (TCE) that will be required to complete construction of the proposed improvements. The PDR also identifies preliminary cost obligations for the Agency and the District for their respective improvements.

Our Project Manager has worked closely with representatives from the Redevelopment Agency (Agency), Riverside County Flood Control (District) and the Riverside County Transportation Department (RCTD) in an effort to reach an agreement to pool their resources and share the costs of the proposed improvements. At the time of preparation of this proposal, RCTD has declined to participate in a "fairshare" separation of costs.

WEBB's conceptual and preliminary designs have been presented to the Agency, the District and RCTD for review prior to this RFP and we've made those plans available for review by others. We will meet with the Agency, the District, and RCTD to ensure there are no further changes. If there are changes required, WEBB will revise the Preliminary Design Report and obtain approval to proceed with the changes in the final design. Selecting WEBB will save the Agency 60 days from the project schedule.

TASK GROUP 2 - FINAL DESIGN SERVICES

1. Meetings: Project Development Team (PDT) meetings will be scheduled at appropriate intervals during the final design phase. WEBB will prepare and distribute the meeting agenda prior to the meeting. Items to be discussed will include but are not limited to the following: a review any environmental, design, project cost, coordination, constructability, and project schedule issues. WEBB's PM will schedule the meetings and invite the appropriate agency personnel to attend. In order to control the costs, only key personnel from the WEBB team will be in attendance at these meetings.

WEBB's PM will prepare the meeting agenda, meeting minutes, monthly progress reports, and schedule updates and distribute these reports accordingly. Monthly progress reports will summarize the status of the project, any outstanding tasks, task deadlines and the person responsible for each task. Based upon our schedule we have budgeted for six monthly reports.

In addition; WEBB will prepare easy to understand reports and color exhibits for public meetings and hearings as requested.

Scope control meetings will be held on a bi-monthly basis and coordinated by our PM. These meetings will include discussions and review of the remaining budget and Scope items and tasks remaining. These meeting will also serve to minimize "scope creep" and will help ensure that the project will be completed on time and within budget.

WEBB will establish a document sharing website (FTP) and upload project drawings in PDF format and other documents for the team to share.

Deliverables – Project kickoff meeting minutes, PDT meeting minutes, monthly progress reports, scope control budget reports, and document sharing website.

This proposal includes six PDT meetings, one public hearing, and public meeting.

2. Final Project Design Schedule: WEBB will develop and maintain a Project Schedule that includes appropriate time for design submittal, design review, and approvals from the Agency, the District and RCTD. It will also include the time needed for the preparation of County Form 11 and approval from the Board of Supervisors. The Project Schedule will include our best estimation of the time needed for construction completion.

Deliverables - Project Schedule

3. Survey: WEBB's in-house survey teams have already performed a detailed topographic survey of the project limits, including cross sections at 25' intervals. The field topography includes existing pavement, curb & gutter, sidewalk (including damaged segments), handicap ramps, driveways, fence & block walls (types and height), gates, building corners, trees, rail road tracks, and overhead/underground utility features. In addition, the Pyrite and Jurupa channels have been surveyed.

WEBB will set aerial targets and will obtain an aerial topographic survey of approximately 150' wide along Pyrite Avenue project limits. We have established the street centerline and existing right-of-way within the project limits.

The Agency will provide title reports for the properties that will require acquisition of additional property or easements. WEBB will prepare a proposed right-of way map with assessor's parcel numbers and existing property lines. The map will include areas requiring permanent or temporary easements, and areas requiring permanent right-of-way acquisition. WEBB will also provide legal descriptions and plat maps for all proposed property acquisitions including temporary and permanent easements.

For this project's Scope and Budget, we have assumed the need to prepare 4 (four) legal descriptions and plats for permanent easement and right of way and 11 (eleven) legal descriptions and plats for temporary construction easements. Deliverables: Field topography (completed), aerial topography, existing right-of-way base map, 4 (four) legal and plats for proposed easement/right-of-way and 11 (eleven) temporary construction easements documents.

4. Utility Services: WEBB has already collected existing utility information and reviewed potential conflicts within the project limits. The Agency has contracted with Strategic Connections, Inc., (SCI) to research any utility conflicts and coordinate all utility relocations if necessary. SCI will provide the dry utility (electrical, telephone, fiber, cable, and

gas) coordination services. We will work closely with SCI to ensure that all construction schedules can be met with reasonable certainty and included in our Project Schedule. In addition; WEBB will provide the wet utility (water, sewer, SARI line, storm drain, fuel line) coordination services for this project. WEBB has obtained Jurupa Community Services District water and sewer plans, SARI Line plans, and Industrial waste line plans and indentified potential conflicts for sub-surface investigation.

WEBB will provide following services:

- Collect and review existing data with respect to all public utilities located within the limits of the proposed improvements
- Perform pot-holing for existing utilities in an effort to avoid conflicts wherever possible
- Utilize the vertical and horizontal datum acquired from each pothole and incorporate that data into the electronic file for the final design
- Conduct a site investigation and review pertinent utility data as made available from the utility companies
- Plot available utilities of record on our base map
- Avoid utility conflicts wherever possible as the street design moves forward
- Investigate and establish prior right information
- Meet with each utility to determine capabilities, specific source location and contract preparation time frame
- Identify potential utility conflict with the proposed improvements
- Submit plans, track design process, and maintain required interface with utility representatives to obtain preliminary design
- Negotiate a mutually acceptable schedule
- Attend utility design meetings
- Coordinate final designs, contracts, and right-of-way documents
- Obtain approved plans and contract from Utility Companies
- "Pothole" (Max 20 locations) the approximate area to determine whether or not a conflict will occur at locations where we must "construct over or under" existing utility lines.

- Redesign to the extent possible in order to avoid the conflicted utility in the event of a conflict

Potholing services are provided by our sub-consultant; SAFr-Dig. We have a long-standing working relationship with SAF-r-Dig and are confident that their "vacuum excavation" method will sufficiently uncover potential conflicts with existing lines in the specific area.

Deliverables - Utility maps, utility potholing data, utility notification letters, utility design meeting minutes, prior rights information.

5. Contract Documents: Contract documents will include the final design plans, specifications, and estimates (PS&E). The PS&E will include street improvement, storm drain installation and signing & striping plans, as well as legals and plats for proposed right of way and temporary construction easements, bid documents, and Storm Water Pollution Prevention Plan (SWPPP).

We will submit the complete PS&E package to the appropriate entities as described in the RFP and as directed by the Agency. The PS&E will include the following:

Street Improvement Plans:

Layout, Profiles, Typical Cross Sections, and Cross Sections: The street improvement plans will be at 1'=40" scale and will reflect minimum;

- Existing roadway;
- Existing utilities and facilities;
- Existing street lights;
- Existing water meters, water valves, and fire hydrants;
- Proposed roadway and widening limits;
- Proposed curb and gutter location;
- Proposed sidewalk and access ramp location;
- Proposed driveways;
- Proposed grading limits;
- Proposed tie-in locations;
- Proposed water meters, water valves, and fire hydrants;
- Critical clearance locations;
- Right-of-way and parcel information;

- Methods of reconstruction of existing roadway and structure depth;
- Proposed fence, gate, and block wall locations;
- Typical sections will reflect proposed lane assignments, lane widths, shoulders, sidewalk, medians, existing and proposed right-of-way;
- Proposed utility relocation;
- Construction and intersection details:
- Quantities;
- Cross sections at 25' intervals

We will have our design engineers and construction manager in the field to review constraints, design alternatives to reduce impact on private property and cost. Our design engineers will investigate and provide recommendation for construction of sidewalk, driveway, fence relocation or reconstruction, block wall reconstruction, street reconstruction, utility relocation, tree removal, and other obstructions.

Deliverables - Street Improvement Plans, Profiles and Details

Storm Drain Plans:

Currently runoff from the improved Pyrite Channel discharges into a natural channel at southwest corner of Pyrite and Lone Trail. The natural downstream channel traverses through the backyards of several local residences. During most storm events the runoff from the Pyrite Channel causes flooding and erosion to the properties adjacent to the channel.

To help alleviate flooding in low level events we will construct a storm drain that will capture low flows up to approximately 200CFS at the downstream end of the improved Pyrite Channel. The storm drain will carry the low flow runoff southerly along Pyrite Avenue and discharges the runoff into the improved Jurupa Channel at the intersection of Pyrite Avenue and Jurupa road. This will help minimize the frequent flooding currently experienced by the downstream residents.

Signing & Striping Plans:

Signing & striping plans will be provided for Pyrite Avenue, Mission Boulevard, Galena Street, and Jurupa Street. WEBB will review existing school area signing & striping plans and suggest changes, if needed. Plans will be prepared at a scale of 1"=40' and adhere to state and county standards.

Deliverables – Signing and Striping Installation Plans

Storm Water Pollution Prevention Plan:

WEBB will prepare and submit Notice of Intent to the State Water Quality Control Board. We will also review applicable studies and permits for reference in the SWPPP, such as geotechnical reports, biological reports, and streambed alteration agreements. We will prepare regional location, topographical and aerial photo site exhibits. Request Notice of Receipt and WDID number assigned to the project by the Regional Water Quality Control Board. Prepare the SWPPP book, including Maintenance, Inspection, and Repair Program and Best Management Repair (BMP) Implementation schedule. Coordinate with the Regional Water Quality Control Board to ensure approval of the SWPPP and issuance of the permit. Prepare erosion control plan.

Deliverables – NOI, Storm Water Pollution Prevention Plan, Erosion Control Plan

Traffic Signal Modification Plans:

WEBB will prepare traffic signal modification plans for the intersection of Mission Blvd and Pyrite Avenue.

Deliverables – Traffic Signal Modification Plans

Bid Documents:

WEBB will prepare bid documents using Agency, District, and Transportation Department's boiler plate specifications and special provisions.

Deliverables - Bid Document

Traffic Control Plans

While not required by the RFP, we believe that proper Work Area Traffic Control Plans will be crucial to the success of this project. With three schools adjacent from one another on Pyrite Avenue, we have determined that a large number of students walk to and from school each day. While some students are driven to school by their parents there are many who are bussed to and from school as well. The proposed construction will significantly impact the school site circulation (vehicular and pedestrian). WEBB will coordinate with school representatives during design development process and develop a plan to address construction phasing, driveway access, pedestrian access, crossing guard locations, and other safety issues.

Deliverables – (if requested) Work Area Traffic Control Plans, meeting minutes with school representative

Street Light Conduit Plans

While not required by the RFP because of lack of maintenance mechanism, we believe that street light conduit should be installed with this project to avoid future trenches and to keep future street light installation cost down. WEBB will prepare future street light conduit plan based on the County and Southern California Edison requirements.

Deliverables – (if requested) Street Light Conduit Plans

6. Cost Estimates: WEBB will prepare detailed cost estimates with a separate breakdown for roadway and storm drain improvements. Cost estimates will be prepared as specified in the RFP; at the preliminary plans stage, the 50% completion stage, the 90% completion stage, and immediately after final approval from the Agency. In addition, WEBB will prepare detailed cost estimates after the bid award (based on the selected bid) and an actual final cost at project completion.

Deliverables - Preliminary cost estimate, 50% complettion cost estimate, final design cost estimate, cost estimate based on bid, and final project cost based on project construction and completion.

Geotechnical Investigation: A geotechnical investigation will be conducted to characterize the soils along the alignment and provide recommendations for construction and soil placement. Within the northern 1,600 feet of Pyrite Avenue, approximately two 5 to 10 feet deep exploratory boring will be placed to characterize the soil below the proposed roadway surface. Three exploratory borings will be placed along the storm drain alignment, at a depth of 25 feet, which should adequately characterize the soil below the proposed storm drain. Additionally, one exploratory boring will be placed near the jack and bore pits at Jurupa Road and Union Pacific Rail Road.

A log will be kept, recording the subsurface soil conditions as encountered with the borings and samples will be taken for laboratory testing and evaluation. Laboratory testing will include tests for density, moisture content, compaction and re-compaction characteristics, frictional resistance, excavation stability, corrosivity, sieve analysis, sand equivalent, and R-value.

Following completion of the field and laboratory investigations, a report will be prepared defining the scope and procedures involved in our investigation. The report will include geotechnical recommendations for the site preparation and grading, pavement structural recommendations, description of onsite material and analysis of its suitability for backfill including soil density

and sand equivalent values as related to the applicability of jetting, trench slope stability, trench excavation and backfill, support and treatment within the pipe zone, shoring design, and soil corrosivity.

Deliverables - Geotechnical Investigation Report

8. Final Contract Documents: Final PS&E will be prepared and delivered for approval signatures to the appropriate Agencies and/or Departments as specified in the RFP.

Deliverables - One complete set of approved mylars, one copy of plans in AutoCAD format, and one set of approved specifications in Word format.

If the Agency determines the proposed project is subject to Joint Project Review process (JPR), WEBB will prepare and submit the "Public Projects Joint Project Review Form" and supporting documentation to the Regional Conservation Authority (RCA) and coordinate with the RCA to shepherd the project through the JPR process.

Deliverables - Public Projects Joint Project Review

9. Bidding Services:

Pre-Bid Stage:

- Perform constructability review of project plans.
- Obtain client approval of bid package including final plans, specifications, and cost estimates.
- Verify funding sources and any required agreements are
- Confirm all R-O-W acquisitions and required permits have been obtained.

Provide Bidding Support:

Coordinate to have bid notices advertised and posted. Prepare bid package. Conduct pre-bid meeting. Responses to bidder's questions and prepare addenda.

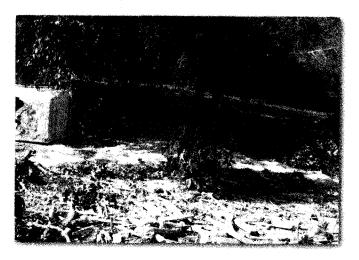
Attend bid opening and evaluate bid per contract law. Evaluate bid results, check reference and licenses of bidders. Prepare Notice of Award.

Bidding Stage:

- The bid documents shall adhere to the requirements of our client. However, at a minimum, the documents shall have the following elements:
- Notice Inviting Sealed Bids
- Instructions to Bidders
- Bidders and Subcontractors information, references, and contractor/subconsultant license information
- Bidder's Bond (minimum of 10% of bid amount)
- Performance Bond (minimum of 100% of bid amount)
- Labor and Materials Payment Bond
- Insurance endorsement forms and endorsement in amounts not less than as required by the District and the Acquisition Agreement
- Certificate of Non-Discrimination by Contractors
- Non-Collusion Affidavit
- During the bidding process, respond to calls from contractors and other interested parties and answer questions if appropriate or solicit answers to the inquiries from some other party, such as the design consultants
- Maintain a list of all parties who have the improvement project's plan and specifications
- Prepare Addendums: Any interpretation or correction of the proposed bid documents shall be made only by written addendum. Addendums are mailed, faxed, or delivered to all parties, which have the original bid package and shall be added to bid packages that are yet to be distributed. WEBB obtains written confirmation from all bid package holders that said addendum was received prior to the bid opening. We issue addenda to bid documents in a timely manner
- WEBB requires project bidders to provide written evidence that all Addenda were received, reviewed, and taken into account in their bid proposal
- Bids will be tabulated by WEBB
- We are responsible for conducting due diligence activities to confirm the lowest responsible bidder. Activities shall include, but not be limited to the following: checking the bid for mathematical errors, reference check, review of previous experience, review of financial capability, etc.

- We provide our client with a recommendation to award the contract to the "lowest responsible bidder."
- WEBB then coordinates preparation and execution of the contract documents.
- Contractors are sent to the contractor by WEBB for execution. The contractor shall be required to return fully executed contracts, with appropriate attachments, within ten (10) working days
- WEBB reviews the contractor's fully executed contract documents and coordinates the confirmation and verification of authenticity of bonding company documents and insurance company documents. If all is in order, WEBB sends the documents to the client for final review and execution.

Deliverables - Bid addenda, bid summary and recommendation to award



10. Environmental Documents: As discussed in our project approach, Agency staff has determined that a mitigated negative declaration is required for this project.

Mitigated Negative Declaration/Initial Study

WEBB will complete the following tasks to prepare and process a MND per Sections 15070 - 15075 of the State CEQA Guidelines.

Specific tasks to prepare, process, circulate, and approve the MND include:

- Participate in monthly team meetings, or conference calls to maintain open lines of communication and keep the MND process on schedule
- Track the project's budget status using our in-house Web Enterprise Management System (WEMS), which provides real time data regarding budget consumed, percent completed, and staff utilization. WEMS allow us to make mid-course corrections, if necessary, to schedules and budgets throughout the life of the project
- Prepare the IS checklist, which will include a Project Description and colored graphics to prepare a screencheck Draft IS/MND for review by County staff
- Incorporate one round of revisions based on staff comments on the screencheck Draft IS and prepare the public review IS/MND document
- Print and comb bind up to 30 hard copies of the IS/ MND with technical appendices on CD
- Prepare the Notice of Completion and Environmental Document Transmittal
- Distribute the IS/MND for a 30-day public review period per Section 15073 of the State CEQA Guidelines
- Prepare responses to comments received during the public review period.
- Prepare the Mitigation Monitoring and Reporting Program (MMRP) per Section 15097 of the State CEQA Guidelines
- Prepare (on the County's behalf), all legal notices, including the Notice of Intent to Adopt a Mitigated Negative Declaration, and the Notice of Determination.
- Distribute and post the CEQA notices

- Provide the County with up to 15 copies of the Final IS/MND with the response to comments, and MMRP attached and technical appendices on CD
- 11. Regulatory Permitting: Based on follow-up discussion with Agency staff to refine the scope of work, the Agency will be responsible all tasks associated with any regulatory permitting in connection with the project.



2 Qualifications

The following similar projects performed by our team serve as a sample of the success and expertise we can continue to translate to the Agency's project. We encourage the Agency to contact our references to confirm the expertise and client satisfaction WEBB has had on projects similar to the Pyrite Ave Street Improvement Project.



Indiana Ave Sidewalk Improvement Project

County of Riverside, California

Client Contact Erik Sydow, Project Manager Riverside County EDA 909.955.8916

> Project Cost \$800,000

Completion Date In Progress

Key Personnel
Scott Hildebrandt, PEPrincipal-in-Charge
Jason Ardery, PE - Project Manager
Cheryl DeGano - Environmental
Phil Lemoine, Construction Manager

WEBB is currently working with the Agency to provide sidewalk and street improvements along Indiana Avenue, Neece Street, and Brotherton Street in the Home Gardens area of Riverside County. One of the critical issues of this project is retrofitting improvements into this older neighborhood while trying to meet all the County Standards. While there are some standards, such as ADA compliance, that must be met, County Transportation does have more flexibility to modify their standards to fit within the constraints of the area. These "exceptions" can also save the project money by minimizing costly relocations. Our approach to achieve this was through the development of a Preliminary Design Report that detailed these exceptions and with working collaboratively with County Transportation and the Agency to develop a design approach that can be quickly approved. By documenting these exceptions, we expedited the plan check process and kept the project on schedule.



Wineville Avenue/Bellegrave Street and Storm Drain Improvement Project

County of Riverside, California

Client Contact Mr. Erik Sydow, Project Manager County of Riverside EDA/ Redevelopment Agency 909.955.8274

> Project Cost \$4 million

Completion Date
September 2009

Key Personnel
Scott Hildebrandt, PE Prinicipal-in-Charge
Dilesh Sheth, PE, TE - Project Manager
Joseph Caldwell, PE, CPESC Drainage Engineer
Dave Romero - Construction Manager

WEBB provided planning, design, right-of-way engineering, construction management and inspection services for this roadway realignment, roadway improvement, and storm drain improvement project. This project is approximately 6,400 feet long. This project inlouded road improvements, grind and overlay, storm drain improvements, sidewalk, driveway, raised median, landscape, signing and striping, and traffic signal installation. The project also required additional right-of-way.

WEBB provided engineering services for the project, including street improvement plans similar to the Pyrite Avenue Street Improvement Project.



Indian Avenue Street Widening and Drainage Infrastructure Improvements (Lateral B-3)

Moreno Valley, California

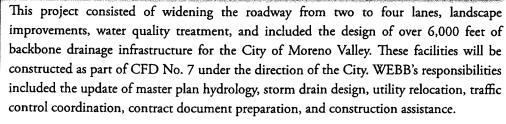
Client Contact
Prem Kumar, City Engineer
City of Moreno Valley
951-413-3116

District Contact
Henry Olivo, Riverside County Flood
Control and Water Conservation District
951.955.1263

Completion Date
December 2008

Contract Amount \$4 Million

Key Staff
Scott Hildebrandt, PEPrincipal-in-Charge
Joseph Caldwell, PE, CPESC, CPSWQ,
Project Manager
Dilesh Sheth, PE, TE, Traffic Control



WEBB completed the design and contact documents in approximately seven months in order to meet the funding schedule set forth by the City of Moreno Valley. The project included widening of roadway from two lanes to four lanes, construction of approximately 6,000 feet of Master Plan storm drain for the City, construction of landscape improvements, a water quality treatment control system for the street runoff prior to flows entering into the Perris Valley Storm Drain, traffic signal modification, traffic signal coordination, and traffic control also had to be coordinated for review and approval by both cities.



Varner/Monterey Street and Storm Drain Improvement Project

County of Riverside, California

Client Contact Ms. Leah Rodriguez County of Riverside EDA/ Redevelopment Agency 760.863.0056

Completion Date 2009 Construction

Contract Amount \$7 Million

Key Staff
Scott Hildebrandt, PE
Principal-in-Charge
Dilesh Sheth, PE, TE
Project Manager
Joseph Caldwell, PE, CPESC, CPSWQ
Drainage Engineer
Phil Lemoine-Construction Manager

WEBB provided environmental, planning, design, utility coordination, right-of-way engineering, coordination with homeowners, property owners, and business owners, construction management, and construction inspection services for street widening and ADA compliant sidewalk installation of Varner Road and Monterey Avenue in the City of Thousand Palms. The project is approximately 2 miles long and was funded by the Riverside County Redevelopment Agency, Riverside County Transportation Department, and Coachella Valley Association of Governments. The project required coordination with Caltrans, Coachella Valley Water District, and the Imperial Irrigation District. Similar to the Pyrite Street Improvement project, this project included roadway widening, grind and overlay, sidewalk, driveway, storm drain, raised median, and crosswalk installation. This project also involved widening of roadway from two lanes to four lanes, 6-acre retention (percolation) basin, storm drain improvements on Varner Road and Monterey Avenue, 2400' long block wall along Monterey Avenue and 2000' concrete barrier wall along Interstate 10 and Varner Road, relocation of transmission lines and undergrounding of distribution lines, right-of-way acquisition, bus turnout, right-of-entry for 50+ home owners and property owners, traffic signal warrant analysis, community meetings, relocation of gas meters and water meters, and coordination with 44 home owners for work in their backyards.



Romoland Beautification and SR-74 Street Improvement Project

County of Riverside, California

Client Contact
Mr. Andrew Frost
Development Specialist
County of Riverside
951.955.8916

Project Cost \$4 million

Completion Date Est. Spring 2010

Key Personnel
Scott Hildebrandt - Principal-in-Charge
Dilesh Sheth, PE, TE - Project Manager
Joseph Caldwell, PE, CPESC - Drainage
Engineer
Nick Keller - Street Designer
Phil Lemoine - Construction Manger

The project widens State Route 74 (SR-74) from Trumble Road to Palomar Roadway, approximately two miles long. The project includes widening of roadway, roadway rehabilitation, grind and overlay, ADA compliant sidewalk, commercial and residential driveways, storm drain, signing and striping, traffic signal, and landscape improvements. The project required right-of-way and easement from 60 properties. This project required coordination with utility companies for relocation and adjustment. The BNSF Railroad operates a set of tracks that parallel SR-74 at Sherman Road. The track is only 25' from the intersection. Direct coordination with Caltrans, County, BNSF, developers, and Utility representative was a key element to the success of this project. Currently, SR-74 is a five lane highway with two through lanes in each direction and a center two-way left turn lane. The project is focused on the improvements necessary to increase vehicular and pedestrian safety and eliminating blight in the Romoland Area of Riverside County.



Perris Blvd. Street and Storm Drain Improvement Project

Moreno Valley, California

Client Contact Prem Kumar, City Engineer City of Moreno Valley 951-413-3116

District Contact
Stuart McKibbin
Riverside County Flood Control
and Water Conservation District
951.955.1200

Completion Date 2008 (Construction)

Contract Amount \$8 Million

Key Staff
Scott Hildebrandt, PE,
Principal-in-Charge
Joseph Caldwell, PE, CPESC, CPSWQ
Project Manager
Dilesh Sheth, PE, TE
Traffic Control

WEBB provided planning, design, right-of-way engineering, and construction services for this multi-faceted infrastructure project that involved three different governmental agencies. This project included the planning, design, and construction of a 3500 foot ± section of Perris Boulevard and required review and approval by both the City of Moreno Valley and the City of Perris as the improvements crossed city boundaries. Improvements included construction of a 3300 feet ± Master Plan storm drain which provided flood control protection for this section of the City.

Planning, design, and construction of this major drainage facility required review and approval by both the City of Moreno Valley and the Riverside County Flood Control and Water Conservation District. WEBB was able to coordinate the various components of the construction of the Perris Blvd. Street and Storm Drain Improvements with both Cities involved so vehicular traffic could continue uninterrupted.



Alder Avenue and Casmalia Street Widening Project

City of Rialto, California

Client Contact Mr. Walter Allison Principal Civil Engineer City of Rialto 909.820.2525

Mr. Robert Stokes, PE Principal Engineer County of San Bernardino – Solid Waste Management Division 909.386.8725

> Project Cost \$2 million

Completion Date In Progress

Key Personnel
Scott Hildebrandt, PE Principal-in-Charge
Dilesh Sheth, PE, TE - Project Manager
Joseph Caldwell, PE, CPESC Drainage Engineer

WEBB is currently working with the City of Rialto and the County of San Bernardino, Solid Waste Management Division (SWMD) to assist in the preparation of construction documents for full half width improvements of Alder Avenue and Casmalia Street. This project also includes street, sidewalk, and drainage improvements, traffic improvements, and landscaping on Alder Avenue and Casmalia Street. Our team is preparing the proposed improvements in accordance with the City of Rialto and Caltrans standards and procedures. Casmalia Street is designated as a four-lane secondary roadway (64' curb to curb, 88' right of way) from Fontana city limits to Ayala Drive. Casmalia Street is currently a 40' wide two lane roadway situated between the western boundary of the landfill and Alder Avenue at approximately 4,000 feet. The improvements along Casmalia Street will add eighteen feet of additional asphalt pavement, curb and gutter, sidewalk, landscaping and irrigation. WEBB is also developing plans to construct a drainage basin within SWMD's right-of-way. This basin will accept runoff from the extended storm drain, provide water quality treatment for the runoff, and ultimately discharge the runoff into the existing drainage facility in Alder Avenue. WEBB's landscape designs for this project include informal trees and shrub groupings specifically chosen for the area and meandering walkways to create a park-like appearance that is aesthetically pleasing, but waterwise.

Sample Designs

In this section, we have provided the Agency with sample Preliminary Designs for this project, the Pyrite Avenue Street Improvements, as well as sample designs of the Wineville Avenue/Bellegrave Realignment Project and the Indiana Avenue Sidewalk Improvement Project for your review.

Project Team

The continuity of key personnel throughout the life cycle of a street and drainage improvement project for the Agency is essential to establishing a successful working relationship with your engineering consultant. Our assigned project team consists of the same senior level professionals who have been working with the Agency on this project to develop the Preliminary Design Report. The WEBB team has first-hand experience with the Agency's design standards and procedures to expedite this project's schedule. A knowledgeable professional will always have in-depth and intimate knowledge of each project task. This improves overall project management, reduces the opportunity for costly mistakes and delays, and allows our staff to provide very effective and efficient service to you.

Our assigned project team consists of the same senior level professionals who have been working with the Agency to develop the Preliminary Design Report for Pyrite Avenue.

For this contract, Mr. Scott Hildebrandt, PE, will serve as Principal-in-Charge, and will handle all contractual matters, scope control, quality control and assurance, and advise the team. With 26 years of experience working on street improvement and drainage projects throughout Riverside County, Scott has served as the Principal-in-Charge for literally hundreds of regional and local projects and is an expert in his field. His indepth technical and professional experience with the Agency allows him to lead the team to a successful final project.

With his regional knowledge and experience managing infrastructure projects in Riverside County, Mr. Jason Ardery, PE will serves as the Project Manager for this project. He will maintain direct and continued responsibility for all services provided under the duration of this contract. Jason will serve as the primary contact on all matters dealing with this project and will manage and oversee day-to-day activities throughout project completion.

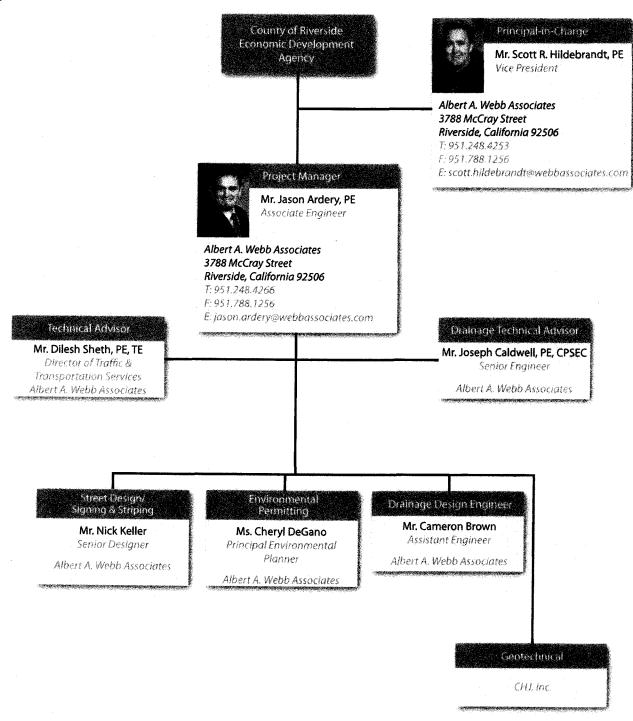
Having prepared the Preliminary Design Report for the Pyrite Avenue Street Improvement Project, Mr. Dilesh Sheth, PE, TE has the demonstrated expertise and knowledge of the Agency's project and is uniquely qualified to assistant the Project Manager and serve as the Technical Advisor.

As an expert in WQMP, hydrology and hydraulics, and with considerable experience in drainage improvements and street widening projects in Riverside County, Mr. Joseph Caldwell, PE, CPESC, CPSWQ will oversee the drainage portions of this project to ensure that these plans are developed to the Agency's standards.

Our Principal-in-Charge and Project Manager will be supported by highly qualified staff members as shown in the following table and organization chart. We are enthusiastic about the opportunity to contribute to this project and finish the work we started for the Agency. WEBB considers the Agency as a partner. As such, we will give this project high priority within our organization. A qualifications table, organization chart, and resumes for our project team have been provided in this section.

	Key Pe	ersonnel Qualif	cations Table		
Name & Title	Project Role	California Registration	Education	Years Experience	Years with Firm
Mr. Scott R. Hildebrandt, PE Vice President	Principal-in-Charge	PE C44762	MS, Civil Engineering UC Berkeley BS, Civil Engineering Cal Poly Pornona	27	22
Mr. Jason Ardery, PE Associate Engineer	Project Manager	PE C71508	BS, Civil Engineering Cal Poly Pomona	6	6
Mr. Dilesh Sheth, PE, TE Director of Traffic & Transportation	Technical Advisor	PE C65078 TE 2112	BS, Civil Engineering University of Saurastra, Rajkot, India	15	9
Mr. Joseph Caldwell, PE, CPESC, CPSWQ Senior Engineer	Drainage Technical Advisor	PE C67239 CPESC 5311 CPSWQ 544	MS/BS, Civil Engineering	7	7
Ms. Cheryl DeGano Principal Environmental Planner	Environmental Permitting		BA, Biology UCR	23	9

Organization Chart



Resumes



Mr. Scott R. Hildebrandt, PE

Vice President

Project Role Principal-in-Charge

Education MS, Civil Engineering, UC Berkeley BS, Civil Engineering, Cal Poly Pomona

> Registrations PE 44762 (CA)

Affiliations American Society of Civil Engineers Mr. Hildebrandt is a Vice President and a Market Leader for regional and county agencies. He is a recognized expert in the disciplines of drainage, hydrologic, and hydraulic services. Having 26 years of experience working on drainage projects throughout Riverside County, Scott is an expert in his field and understands how to expedite approvals from multiple agencies to effectively push projects forward for the Agency.

Scott has a well-rounded knowledge of the engineering industry, which allows him to oversee our street improvement, educational facility, recreational facility, and commercial/industrial projects, and contribute his expertise to our healthcare projects. This experience has led to his reputation as a trusted advisor for the design of multi-discipline projects that intersect multiple market sectors.

Scott has also been instrumental in providing the 12,000+ resident, private Canyon Lake Community with parks, infrastructure, and a 40+ mile roadway system as Corporate Engineer for the Property Owners Association. He has planned and designed hundreds of major public infrastructure projects including, transportation, sewer and water pipelines, storm drains, and utility tunnels. He has also developed close working relationships with local, state, and federal regulatory agencies and he understands how to expedite approvals from multiple agencies to effectively push projects forward.



Mr. Jason Ardery, PE

Associate Engineer

Project Role
Project Manager

 ${\it Education} \\ {\it BS, Civil Engineering, Cal Poly Pomona} \\$

Affiliations
American Society of Civil Engineers
(ASCE)
Civil Engineering Honor Society (Chi
Epsilon)

With his experience in site design, grading and drainage, Mr. Ardery supervises a group of engineers and designers, focusing on the preliminary and final design of transportation, commercial, industrial, single-family and multi-family residential developments. As an associate engineer in the Residential Development Department for WEBB, Jason has worked on numerous projects in Riverside County. His experience includes the design of infrastructure and utilities including streets, water, sewer, and storm drain facilities required for the development and construction of transportation, commercial, industrial, and residential projects. As Project Manager, Jason has overseen the successful completion of many infrastructure projects in Riverside County over the last five years and will continue to utilize his regional knowledge and experience to manage this project and assist the Riverside County EDA in the development of our community.

- Indian Avenue Street Widening and Drainage Infrastructure Improvements,
 Moreno Valley, CA
- Limonite Avenue Improvement Project, County of Riverside EDA, County of Riverside, CA
- Archibald Ave. and Schleisman Rd. Street Improvement Design, Lewis Operating Corp., Riverside,
- Evans Road and Ramona Expressway Street Widening, Perris, CA
- Tracts 32707 and 32708 for Stratford Ranch Partners, Perris, CA
- Rancho Dorado Senior Housing Apartments for Palm Desert Development Company, Moreno Valley, CA
- Plot Plan 23169, The Vineyard at Menifee for Palm Desert Development Company, Menifee, CA
- Tract 35400 Senior Condominium Housing for Fountain Glen, Riverside, CA

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Mr. Dilesh Sheth, PE, TE

Director, Traffic & Transportation

Project Role **Technical Advisor**

Education BS, Civil Engineering, University of Saurastra, Rajkot, India, 1991

Registration

Registered Civil Engineer PE 65078 (CA)

Registered Traffic Engineer, TE 2112

Registered Civil Engineer, PE 14934 (New Mexico)

Affiliations

Past President, Riverside-San Bernardino Institute of Transportation Engineers; American Public Works Association (APWA)

Mr. Sheth is the Director of the Traffic and Transportation department for WEBB. As an expert, Dilesh represents the firm, as well as both public and private clients, presenting findings and recommendations to elected officials, municipal commissions, community groups, and the general public. Having coordinated projects with Caltrans and Riverside County Flood Control & Water Conservation District, numerous counties, cities, utility companies, residential and business owners throughout Southern California, Dilesh specializes in mastering agency requirements and goals, which contributes to his unique ability to balance the needs of the community with the needs of local jurisdictions to bring positive solutions to difficult situations and projects. He has been working with the Agency to develop the Preliminary Design Report for the Pyrite Avenue Street Improvement project and is very familiar with this project.

Dilesh's technical experience includes highway design, intersection and interchange improvements, street widening, alignment studies, and geometrics drawings. His recent projects include a diverse range of roadway design, freeway ramp improvements, residential development street design, traffic signal design, traffic control plans, signing and striping plans, pedestrian and bike facilities, site access evaluation, intersection capacity analysis, traffic forecasting, circulation planning, traffic impact studies, parking studies, parking demand analysis, transportation demand management plans, focused site specific traffic studies, and area-wide circulation studies.

- Indian Avenue Street Widening and Drainage Infrastructure Improvements, Moreno Valley, CA
- Varner/Monterey Street Improvements, County of Riverside, CA
- Highway 74 Improvements, County of Riverside, CA
- Perris Blvd. Street & Storm Drain Improvement Project, Moreno Valley, CA
- Limonite Avenue/Hamner Avenue Street Improvements, County of Riverside, CA
- Ramona Expressway Gap Closure Project, City of San Jacinto, CA
- La Sierra Street Improvements, County of Riverside, CA
- Limonite Avenue/I-15 Interchange Improvement Project, County of Riverside, CA
- Scott Road/I-215 Interchange Improvement Project, County of Riverside, CA
- Rubidoux Boulevard/State Road 60 Interchange Improvement Project, County of Riverside, CA
- Cantu-Galleano Road/I-15 Interchange Improvement Project, County of Riverside, CA
- Milliken Avenue 42" and 24" Water Transmission Main, City of Ontario, CA
- Ramona Expressway/Evans Road Street Improvements, City of Perris, CA



Mr. Joseph C. Caldwell, PE, CPESC, CPSWQ

Senior Engineer

Project Role **Drainage Technical Advisor**

Education MS/BS, Civil Engineering, BYU

> Registrations PE 67239 (CA)

Certified Professional In Erosion and Sediment Control (CPESC) No. 5311

> **Certified Professional in Storm** Water Quality (CPSWQ) No. 544

Affiliations American Society of Civil Engineers

American Public Works Association

As an expert in Hydrology and Hydraulics, Joseph Caldwell leads the firm's Drainage Department, focusing on the development of Master Drainage Plans, the design of backbone drainage infrastructure, and the design of water quality systems for flood control projects throughout the region. As a Certified Professional in Erosion and Sediment Control and Storm Water Quality, Joseph is a specialist in water quality and environmental compliance.

Joseph's experience includes the design of regional flood control basins, a flood control levee, Master Drainage Plans, and the design and construction of several miles of backbone drainage infrastructure. Joseph has hydrologically and hydraulically modeled the San Jacinto River from Railroad Canyon to the existing Army Corps levee in the City of San Jacinto.

Serving as the Project Manager or Lead Drainage Design Engineer for all of WEBB and the Agency's collaborations for the last seven years, Joseph has extensive knowledge of the Agency's design standards and procedures.

- Indian Avenue Street Widening and Drainage Infrastructure Improvements, Moreno Valley, CA
- Perris Blvd. Street and Storm Drain Improvement Project, Moreno Valley, CA
- Varner/Monterey Street Improvements, County of Riverside, CA
- Hunter Business Park Columbia Basin Expansion, Riverside, CA
- San Jacinto River Levee Reach IV, City of San Jacinto/Riverside Co. Flood Control/Water Conservation District, San Jacinto, CA
- Homeland/Romoland Area Drainage Plan, Homeland/Romoland ADP, Romoland, CA
- San Jacinto Valley Master Drainage Plan Update, City of San Jacinto, San Jacinto, CA
- Heritage Lake Master Drainage Plan, Standard Pacific Homes, Menifee, CA
- Bellegrave Avenue Detention Basin, Riverside County EDA, Mira Loma, CA
- Perris Valley Master Drainage Plan Update, Perris, CA



Ms. Cheryl DeGano

Principal Environmental Planner

Project Role **Environmental Permitting**

Education BA, Biology, UCR

Affiliations

Association of Environmental Professionals (AEP)

AEP Inland Empire Chapter representative to the Legislative Review Committee 2005-2009

Co-Vice President of Programs 2009, **Newsletter Editor** American Planning Association (APA)

Awards

"Outstanding Environmental Analysis Document for Jurisdictions with Populations Over 50,000" AEP Inland **Empire Chapter**

Ms. DeGano specializes in the preparation of environmental and planning documents and assisting public agencies and private sector clients finance public facilities/services through the formation and administration of special finance districts. Cheryl is also well versed in the preparation and development impact fee studies. Her strengths include: communication, analytical skills, establishment and maintenance of excellent client relationships, proven ability to take over large projects with minimal disruption to the client, experience with high profile and controversial studies, and a desire to work collaboratively toward a common goal. Cheryl has been responsible for the preparation and processing of environmental and planning documents including Environmental Impact Reports, Environmental Assessments, Initial Studies and Mitigated Negative Declarations, Mitigation Monitoring and Reporting Programs (MMRPs), Specific Plans, Development Impact Fee ("Nexus") Studies per California Government Code 66000 et seq., and Development and Entitlement Applications.

Cheryl was responsible for exempting the Agency from having to do any CEQA Permitting for the Indian Avenue project. She will continue to utilize her expertise to assist the Agency to reach its goals for this project.

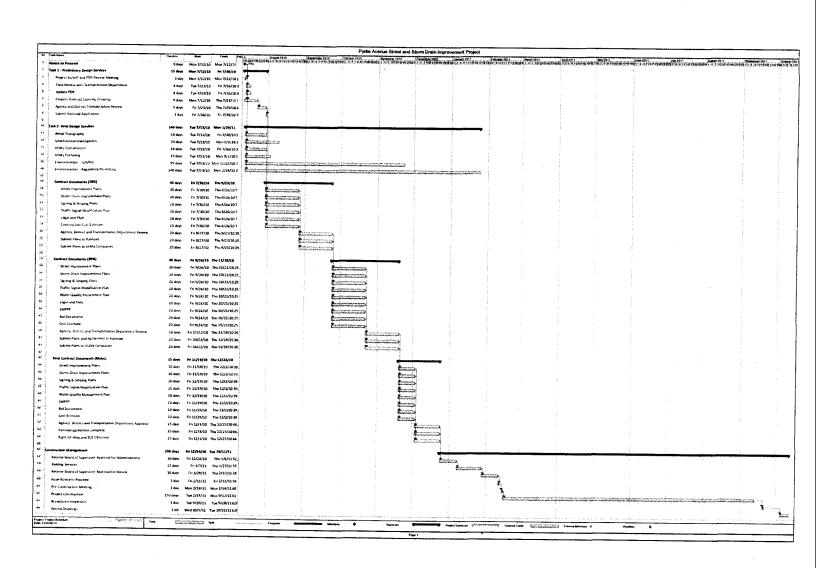
- Indian Avenue Street Widening and Drainage Infrastructure Improvements, Moreno Valley, CA
- EIR for San Jacinto Valley Master Drainage Plan, Riverside County, CA
- San Jacinto Regional Area Drainage Plan Amendment, Riverside County, CA
- City of Riverside University Area Master Drainage Plan, City of Riverside Public Works Department, Riverside, CA
- County of Riverside Department of Facilities Management, Riverside County, CA
- Supplement to the EIR for The Avenue Specific Plan, City of Ontario, CA
- T.E.R.I. Center for Research & Life Planning Major Use Permit, San Diego County, CA
- Westfield North County Expansion, City of Escondido, CA
- The Avenue Specific Plan and Related General Plan Amendment, Ontario, CA

5 References

WEBB has provided services to municipal and public agency clients in Riverside County for 65 years. We encourage the Agency to contact the references we have provided to confirm the level of success we have had on previous similar projects and can continue to have with you. You are also encouraged to speak with those who work for the County of Riverside Economic Development Agency, as there is no better reference than one from inside your own organization.

	Similar Projects					
Project	Client	Project Description	Year Completed			
Indiana Avenue Sidewalk Improvement Project	County of Riverside EDA Mr. Erik Sydow, Project Manager T: 909.955.8916	Roadway Improvements, street widening, sidewalk improvements, community coordination and right-of- way acquisition.	In Progress			
Alder Avenue and Casmalia Street Widening Project	County of San Bernardino - Solid Waste Management Division, Mr. Robert Stokes, Principal Engineer T: 909.386.8725	Street widening, storm drain improvements, traffic signal, signing & striping, WQMP, Caltrans coordina- tion, utility coordination	In Progress			
Varner and Monterey Street Widening Project	County of Riverside EDA, Ms. Leah Rodriguez T: 760.863.2552	Street widening, storm drain, right-of-way acquisi- tion, Caltrans procedures, utility coordination	2009			
Highway 74 Street Widening Project	County of Riverside Mr. Andrew Frost, Development Specialist T: 951.955.8916	Street widening, storm drain improvements, right-of-way acquisition, Caltrans procedures, utility coordination	Est. December 2010			
Wineville Avenue/Bellegrave Avenue Street Realign- ment Project	County of Riverside EDA Mr. Erik Sydow, Project Manager T; 909.955.8916	Street realignment, traffic signal, storm drain improvements, coordination with developer	September 2009			
Winchester CFD Infrastructure	Rancon Financial Corporation Mr. Jeff Comerchero T: 951.696.0600	Roadway improvements, and infrastructure planning to improve the traffic circu- lation network within the Specific Plan boundary	2006			
Limonite/ I-15 Ramp Widening	County of Riverside - Transportation Dept. Ramp widening, traffic sig- Mr. Scott Staley, Engineering Division Manager nal, storm drain improve- T: 951.955.2092 ments, Caltrans procedures					

6 Schedule



7 Fee Schedule

Albert A. Webb Associates (WEBB) is committed to providing the highest quality service to the Riverside County Economic Development Agency (Agency) and to the "on time" delivery of all aspects of your important project as specified by the RFP. We propose to conduct this work on a not-to-exceed basis.

We have helped the Agency and the District regarding design and construction costs share breakdown during Preliminary Engineering stage. We have also prepared the estimated breakdown for the Agency and the District share to assist the Agency with finalizing the agreement with the District.

We have enclosed the following items for the Agency's review:

- Project Budget
- Cost Breakdown with Agency and District Share
- Hourly Fee Schedule

The submitted Cost Proposal is valid and binding for ninety (90) calendar days from date of signature and may be mutually extended upon agreement by both parties.

If you have any questions or require additional information, please let us know.

Project Budget

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FEE SCHEDULE

RATES

\$/HOUR **CLASSIFICATION** Engineers/Project Manager/Planners/Scientist/ Assessment/Special Tax Specialists/Landscape Architects/Designers Assistant III 89.00 Assistant II 76.00 Assistant I 62.00 Survey Services 3-Person Survey Party 242.00 Survey Technician II 104.00 **Inspection Services** Inspector II 97.00 Inspector I 92.00 Administrative Services Project Coordinator..... Administrative Assistant III 72.00 Administrative Assistant II..... 62.00 Administrative Assistant I 46.00 Other Direct Expenses Incidental Charges Cost Postage and Telephone Cost In-house Prints, Copies and Delivery Cost Travel and Subsistence Cost GIS License Fee 37.00/Hour Subcontracted Services Cost + 15% Survey/Inspector Vehicle..... 0.77/Mile Mileage..... 0.66/Mile NOTE: All rates are subject to change based on annual inflation and cost of living adjustments.

*A FINANCE CHARGE of one and one half percent (1-1/2%) per month (18% per year) will be added to any unpaid amount commencing thirty (30) days from date of invoice. A mechanic's lien may be filed for any invoice remaining unpaid after thirty (30) days from date of invoice.