

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

415



SUBMITTAL DATE:
June 21, 2012

FROM: Successor Agency to the Redevelopment Agency

SUBJECT: Mission Plaza Improvement Project – First Amendment

RECOMMENDED MOTION: That the Board of Supervisors:

Approve and authorize the Chairman of the Board to execute the attached first amendment to the agreement for civil engineering design services for the Mission Plaza Improvement Project, between Albert A. Webb Associates and the County of Riverside in the amount of \$390,810.

BACKGROUND: (Commences on Page 2)

REVIEWED BY CIP
Christopher Hans
Christopher Hans

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 390,810	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

COMPANION ITEM ON BOARD AGENDA: No

SOURCE OF FUNDS: Jurupa Valley Redevelopment Capital Improvement Funds (previously approved budget)	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: *Samuel Wong* 6/20/12
SAMUEL WONG
Departmental Controller

FORM APPROVED COUNTY COUNSEL
BY: *Marshall Victor* 6/11/12
MARSHALL VICTOR
County Counsel

- Dep't Recomm.: Consent
- Per Exec. Ofc.: Consent
- Policy
- Policy

Prev. Agn. Ref.: 4.6, 9.5, and 16.1 of 6/14/11

District: 2/2

Agenda Number:

4.4

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

BACKGROUND:

On November 2, 2010, the Board of Directors entered into an agreement with Albert A. Webb Associates for the engineering and design of the Mission Plaza Improvement Project. The project is described as approximately 31 acres of land with Mission Boulevard to the north, Tilton Avenue to the south, Riverview Drive to the west, and Briggs Street to the east, within the Jurupa Valley Redevelopment Project Area. Albert A. Webb Associates scope of services includes, but is not limited to, general civil design; aerial and field surveying; demolition plans; mass grading plans; utility coordination; wet and dry utility plans; street improvement plans; storm drain plans; general plan amendment and change of zone; parcel merger and lot line adjustment; attending meetings; potholing; geotechnical investigation; a Water Quality Management Plan; conformance to and preparation of all California Environmental Quality Act (CEQA) documents; technical studies; traffic studies.

On June 14, 2011, the Board of Directors approved Items 4.6 and 9.5, a lease with Cardenas Markets to construct a finished building pad of approximately 50,000 square feet, on-site and off-site improvements including parking lots, driveways, vehicle access and egress, pedestrian walkways, parking lot landscaping, parking lot lighting, trash bin locations, utility infrastructure, monument signage and tenant directory signage; items previously planned for and identified within CUP03665.

Pursuant to Sections 34177-34181 of the Health and Safety Code, the Agency is authorized to make and execute contracts and other instruments necessary or convenient in compliance with the Enforceable Obligation Payment Schedule (EOPS) as superseded by the Initial Recognized Obligation Payment Schedule (IROPS) as adopted by the Agency and the Oversight Board. The first amendment will finalize any outstanding design, facilitate construction of the Mission Plaza Improvement Project, and allow the Agency to effectuate the existing enforceable obligations.

The first amendment with Albert A. Webb Associates is reflected on the Recognized Obligation Payment Schedule (ROPS) under the line item Civil Engineer Services, Albert A. Webb Associates Amendment. The Civil Engineer Services line item has been reviewed by the Department of Finance (DOF) and has been accepted as an enforceable obligation by DOF.

Staff recommends that the Board approve the attached first amendment to the agreement with Albert A. Webb Associates for civil engineering design services in the amount of \$390,810.

Attached:

- First Amendment to the Agreement

1 **WHEREAS**, pursuant to Section 34177-34181 of the Health and Safety Code,
2 the AGENCY is authorized to make and execute contracts and other instruments
3 necessary or convenient in compliance with the Enforceable Obligation Payment
4 Schedule (EOPS) as superseded by the Recognized Obligation Payment Schedule
5 (ROPS) as adopted by the AGENCY and the Oversight Board;

6 **WHEREAS**, the proposed services are necessary in performance of an
7 obligation of the Former RDA pursuant to the EOPS or as later superseded by the
8 ROPS;

9 **WHEREAS**, pursuant to CRL 33020(a) of the California Community
10 Redevelopment Law "redevelopment" means to conduct planning, development, and
11 replanning of all or part of a survey area as may be appropriate and necessary in the
12 interest of general welfare, including recreational and other facilities incidental or
13 appurtenant to them;

14 **WHEREAS**, the parties entered into the original Agreement ("AGREEMENT") on
15 November 2, 2010, for civil engineering design services for the Mission Plaza
16 Improvement Project ("PROJECT"), for a total PROJECT budget of Five Hundred
17 Seventy-Two Thousand, Seven Hundred Sixty-Six Dollars (\$572,766);

18 **WHEREAS**, unanticipated modifications to the scope of the PROJECT were
19 completed by the CONSULTANT in order to satisfy the City of Jurupa Valley, Rubidoux
20 Community Services District and Riverside County Transportation and Land
21 Management Agency requirements, including, but not limited to, public water and
22 sewer plans, storms drain plans, revisions to the site plan, additional cross sections for
23 Riverview Drive, Mission Boulevard, Briggs Court, revising plans for processing
24 through the City of Jurupa Valley, Certificates of Compliance, Record of Survey, ramp
25 improvements to Rubidoux Boulevard and State Route 60, Traffic Signal Modifications
26 to Riverview Drive and Mission Boulevard, Street Vacations, utility relocations and
27 additional coordination efforts;

28 ///

1 **WHEREAS**, the additional fee for those services is Three Hundred Ninety
2 Thousand, Eight Hundred Ten Dollars (\$390,810), for a total project budget of Nine
3 Hundred Sixty-Three Thousand, Five Hundred Seventy-Six Dollars (\$963,576);

4 **WHEREAS**, the First Amendment (“FIRST AMENDMENT”) will finalize any
5 outstanding design, facilitate construction of the Mission Plaza Improvement Project,
6 and allow the AGENCY to effectuate the existing enforceable obligations; and

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

8 **NOW THEREFORE**, in consideration of the foregoing and providing that all
9 other sections not amended remain intact, the parties hereto do hereby agree as
10 follows:

11 A. Section 1 of the AGREEMENT is hereby amended in its entirety to read as
12 follows:

13 1. **DESCRIPTION OF SERVICES:** CONSULTANT shall provide all services
14 as specified within the AGREEMENT’S “Exhibit A,” Scope of Work and
15 FIRST AMENDMENT’S “Exhibit A-2” including, but not limited to,
16 PROJECT civil design; aerial and field surveying; demolition plans; mass
17 grading plans; utility coordination; wet and dry utility plans; street
18 improvement plans; storm drain plans; plot plan; PROJECT general plan
19 amendment and change of zone; certificates of compliance, utility
20 coordination, landscaping plans, State Route 60 on-ramp and off-ramp
21 plans, parcel mergers and lot line adjustment; attending meetings;
22 potholing; geotechnical investigation; a Water Quality Management Plan;
23 conformance to and preparation of all California Environmental Quality
24 Act (CEQA) documents; technical studies; traffic studies.

25 1.2 CONSULTANT represents and maintains that it is skilled in the
26 professional calling necessary to perform all services, duties and
27 obligations required by the AGREEMENT and FIRST AMENDMENT to
28 fully and adequately complete the PROJECT. CONSULTANT shall

1 perform the services and duties in conformance to and consistent with
2 the standards generally recognized as being employed by professionals
3 in the same discipline in the State of California. CONSULTANT further
4 represents and warrants to the AGENCY that it has all licenses, permits,
5 qualifications and approvals of whatever nature are legally required to
6 practice its profession. CONSULTANT further represents that it shall
7 keep all such licenses and approvals in effect during the term of the
8 AGREEMENT and FIRST AMENDMENT.

9 B. Section 2 of the AGREEMENT is hereby amended in its entirety to read as
10 follows:

11 2. **PERIOD OF PERFORMANCE:** CONSULTANT shall commence and
12 complete design performance no later than July 31, 2014.
13 CONSULTANT will diligently and responsibly pursue the performance of
14 the services required of it by the AGREEMENT and FIRST AMENDMENT
15 through PROJECT completion unless the work is altered by written
16 amendment(s) pursuant to Section 14, or terminated as specified in
17 Section 9. All applicable indemnification provisions in the AGREEMENT
18 shall remain in effect following the termination of the AGREEMENT.

19 C. Section 3 of the AGREEMENT is hereby amended in its entirety to read as
20 follows:

21 3. **COMPENSATION:** The AGENCY shall pay the CONSULTANT on a lump
22 sum amount not-to-exceed Nine Hundred Sixty-Three Thousand, Five
23 Hundred Seventy-Six Dollars (\$963,576), including reimbursable
24 expenses. CONSULTANT shall submit monthly invoices to the AGENCY
25 for progress payments based on work completed to date and line items
26 identified within Exhibit "A."

27 3.1 Said compensation shall be paid in accordance with an invoice submitted
28 to AGENCY by CONSULTANT within fifteen (15) days from the last day

1 of each calendar month, and AGENCY shall pay the invoice within thirty
2 (30) working days from the date of receipt of the invoice.

3 3.2 Certain Classifications of Labor under this contract may be subject to
4 prevailing wage requirements. It is anticipated that survey and/or soils
5 testing work will or may be performed, which classifications are subject to
6 payment of prevailing wage when performed as pre-construction or
7 construction activities on a public works project.

8 Reference is made to Chapter 1, Part 7, Division 2 of the California Labor
9 Code (commencing with Section 1720). By this reference said Chapter 1
10 is incorporated herein with like effect as if it were here set forth in full.
11 The parties recognize that said Chapter 1 deals, among other things with
12 discrimination, penalties and forfeitures, their disposition and
13 enforcement, wages, working hours, and securing worker's compensation
14 insurance and directly affect the method of prosecution of the work by
15 CONSULTANT and subject it under certain conditions to penalties and
16 forfeitures. Execution of the AGREEMENT by the parties constitutes
17 their agreement to abide by said Chapter 1, their stipulation as to all
18 matters, which they are required to stipulate as to by the provisions of
19 said Chapter 1, constitutes CONSULTANT'S certification that he is aware
20 of the provisions of said Chapter 1 and will comply with them and further
21 constitutes CONSULTANT'S certification as follows: "I am aware of the
22 provisions of Section 3700 of the California Labor Code, which require
23 every employer to be insured against liability for worker's compensation
24 of to undertake self-insurance in accordance with the provisions of that
25 Code, and I will comply with such provisions before commencing the
26 performance of the work of this contract."

27 Pursuant to Section 1773 of the Labor Code, the general prevailing wage
28 rates, including the per diem wages applicable to the work, and for

1 holiday and overtime work, including employer payments for health and
2 welfare, pension, vacation, and similar purposes, in the county in which
3 the work is to be done have been determined by the Director of the
4 California Department of Industrial Relations. These wages are available
5 from the California Department of Industrial Relations' Internet website at
6 <http://www.dir.ca.gov>, and are available at the main office of AGENCY.

7 D. Section 11 of the AGREEMENT is hereby amended in its entirety to read as
8 follows:

9 11. **DESIGNATED REPRESENTATIVES:** The following individuals are
10 designated as representatives of the AGENCY and CONSULTANT
11 respectively to act as liaison between the parties:

12 **AGENCY**

13 Charles Waltman
14 Deputy Executive Director
15 County of Riverside
16 3403 Tenth Street
Riverside, CA 92501
Phone: (951)955-0911
Fax: (951)955-4890

CONSULTANT

Mohammad Faghihi
Vice President
Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506
Phone: (951)686-1070
Fax: (951)788-1256

17 Any change in designated representatives shall be promptly reported to the
18 other party in order to ensure proper coordination of the PROJECT.

19 E. Section 22 of the AGREEMENT is hereby amended in its entirety to read as
20 follows:

21 22. **NOTICES:** All correspondence and notices required or contemplated by
22 this Agreement shall be delivered to the respective parties at the
23 addresses set forth below and are deemed submitted one (1) day after
24 their deposit in the United States Mail, postage prepaid:

25 **COUNTY OF RIVERSIDE**

26 PO Box 1180
27 Riverside, CA 92501
28 Attention: Erik Sydow

ALBERT A. WEBB ASSOCIATES

3788 McCray Street
Riverside, CA 92501
Attention: Mohammad Faghihi

///

///

1 **IN WITNESS WHEREOF**, the County of Riverside, acting in its capacity as
2 Successor Agency to the Redevelopment Agency for the County of Riverside and
3 CONSULTANT, have executed this Agreement as of the date first above written.

4
5 **COUNTY OF RIVERSIDE**

ALBERT A. WEBB ASSOCIATES

6
7
8
9 _____
John Tavaglione
Chairman, Board of Supervisors

_____ *moc → Fagi U*
Mohammad Faghihi
Senior Vice President

10
11
12 **ATTEST:**
13 Kecia Harper-Ihem
14 Clerk of the Board

15
16 _____
Deputy

17
18 **APPROVED AS TO FORM:**
19 Marsha Victor, *Deputy*
20 County Counsel

21
22 _____ *Marsha Victor 6/16/12*
Deputy

23
24
25 S:\RDACOM\FORMS 11\IN PROCESS\Form 11 Attachments\11482) 1st Amendment Albert A. Webb Agreement-Mission Plaza
Improvement Project.doc

EXHIBIT "A"

Scope of Work Option 2 With Parcel Merger and Lot Line Adjustment

Phase 1 – Preliminary Design

A. Conceptual Stage

- 1. Base Mapping Including Aerial Topography and Boundary Survey and Lot Lines**
 - Provide a contour and topography base map based on aerial photography that extends at least 250 feet beyond the Project boundaries.
 - Prepare a site boundary map.
 - Provide topographic survey for 25' minimum interval street cross sections, and as needed for any other critical tie-in locations, elevations, and private property tie-ins.

- 2. Utility Research and Base Map**
 - Coordinate with the appropriate public and private utilities to determine the location of existing and proposed utility lines and easements, transformer and meter locations, and fixture schedules.
 - Coordination efforts shall include all future design of new utilities, utility relocation, and shall include scheduling any necessary relocation for the Redevelopment Agency on the County of Riverside's ("Agency") behalf so as not to cause construction delays.

- 3. Development of Overall Site Master Plan**
 - Assist KTG Group with the development of the overall site master plan.
 - Coordinate with RDA and KTG to finalize the site master plan.

- 4. Development of Conceptual WQMP Master Plan**
 - Prepare conceptual WQMP Master Plan for the entire site.

- 5. Development of Conceptual Backbone Infrastructure Master Plan**

- Prepare conceptual backbone infrastructure master plan for street, storm drain, and wet utilities.

6. Preparation of Traffic Study

- Prepare Traffic Impact Analysis in accordance with County requirements.
- Determine project trip generation, trip distribution, study area, intersections to study, roadway links to analyze, background traffic assumptions, and other related projects for cumulative analysis.

Traffic Studies will analyze the following scenarios:

Existing conditions

Existing + ambient + project

Existing + ambient + cumulative

Existing + ambient + cumulative + project

- Prepare the traffic study scoping agreements and solicit input and approval from the County of Riverside.
- Base Traffic Estimate – Provide existing traffic conditions for the study intersections. Manually count existing peak hour counts for the intersections (assume 12 intersections) in accordance with County requirements. The analysis period is based on the peaking characteristics of roadway network and development. The typical analysis period for the development is weekday AM and PM peak hours. Evaluate all of the information to create the most accurate base traffic estimate. Obtain traffic control, intersection geometrics, and lane configurations.
- Analyze existing condition scenario: Determine Level of Service (LOS) and capacity of the study area intersections (total of 12 intersections) and roadway links for the existing traffic conditions.
- Analyze project completion scenario: Traffic conditions prior to the time that the proposed development is completed will be estimated by increasing the existing traffic counts by an appropriate growth rate projected to the year that the project is

estimated to be completed. Traffic generated by the proposed project will then be added, and the impacts on the circulation system will be analyzed.

- Analyze cumulative scenario: Traffic generated by other related projects in the study area will be identified and added to the project completion. This will also include projects that are proposed and are in the review process, but not yet fully approved.
- Recommend intersection and roadway improvements to maintain acceptable Level of Service for all scenarios individually.
- Our scope of services do not include General Plan Build-out scenario that may be required by the County of Riverside.

7. Obtain a Will Serve Letter from the Rubidoux Community Services District (RCSD) for Master Plan

- Prepare and submit a letter requesting water and sewer services to the RCSD.
- Provide coordination with the RCSD to obtain a Will Serve letter.

8. Prepare Conceptual Mission Boulevard Reconstruction Alternatives

- Prepare conceptual Mission Boulevard street, median, landscaping, striping, and traffic signal reconstruction alternatives (2).
- Provide coordination with the Riverside County Transportation Department for approval of conceptual alternatives.

9. Prepare Master Project Schedule

- Prepare master project schedule that includes demolition time frame, conceptual stage, environmental document preparation stage, design development/plot plan stage, final design/construction document preparation stage, and bidding and construction phase.

10. Project Management and Coordination of Conceptual phase

- Provide coordination and attend meetings as necessary in connection with the following agencies and departments:
 - County of Riverside Redevelopment Agency (RDA)
 - County of Riverside Transportation Department (Transportation)
 - County of Riverside Planning Department (Planning)
 - County of Riverside Fire Department (Fire)
 - County of Riverside Building & Safety Department (B&S)
 - Riverside County Flood Control and Water Conservation District (RCFC&WCD).
 - Rubidoux Community Services District (RCSD)
 - California State Water Quality Control Board
 - And other consultants

B. Design Development/Plot Plan Stage

1. Preparation of Plot Plan for Commercial Site

- Utilizing the site plan provided by the site Architect in AutoCAD format, prepare a Plot Plan exhibit which will include the following information:
 - Names, addresses, and phone numbers of owner, applicant, and representative.
 - Project identification, such as assessor parcel number, street address, legal description, vicinity map.
 - Project boundary, dimensions, gross and net acreages.
 - Project site and surrounding properties, existing and proposed zoning, and land uses.
 - Identify utility purveyors, school district, and community service districts.
 - Locate and identify existing public utility easements, transmission lines, power and telephone poles, underground utilities; existing and proposed

streets and right-of-ways, grades, and centerlines; easements of record; legal access to property.

- Typical street cross-sections.
- Show existing topography.
- Preliminary grading, including cut and fill slopes; preliminary earthwork estimate.
- Preliminary spot elevations.
- Preliminary drainage plan.
- Location and dimensions of proposed and existing fencing, gates, walls, turnout, turnaround, curb, drainage structures, above and below ground structures, etc.
- Location and dimensions of proposed parking, parking spaces, loading and unloading, handicapped, and compact parking spaces.
- Location and dimensions of existing and proposed ingress and egress and methods of vehicular circulation.
- Location and dimensions of any existing and proposed buildings, structures, etc.
- Identify landscaped areas.
- Locate and identify amount of flammable/combustible liquids, and waste oil, above and below ground.
- Type of construction and occupancy classification per UBC.

2. Preparation of General Plan Amendment (GPA) and Change of Zone (COZ) Application Packages

General Plan Amendment (GPA)

- Preparation of General Plan Amendment (GPA) application;
- Preparation of General Plan Amendment (GPA) exhibit;
- Submittal of General Plan Amendment (GPA) application;

- Attend Planning Commission hearing on behalf of client for General Plan Initiation Process (GPIP);
- Attend Board of Supervisors hearing on behalf of client for General Plan Initiation Process (GPIP);
- Attend Planning Commission hearing on behalf of client for General Plan Amendment application (GPA);
- Attend Board of Supervisors hearing on behalf of client for General Plan Amendment application (GPA);
- Coordination and meetings with Riverside County Staff through review and processing of General Plan Initiation Process (GPIP) and General Plan Amendment (GPA) application;
- Coordination with client through review and processing of General Plan Initiation Process (GPIP) and General Plan Amendment (GPA) application;

Change of Zone (COZ)

- Preparation of Change of Zone (CZ) application;
- Preparation of Change of Zone (CZ) exhibit;
- Submittal of Change of Zone (CZ) application;
- Attend Planning Commission hearing on behalf of client for Change of Zone application;
- Attend Board of Supervisors hearing on behalf of client for Change of Zone application;
- Coordination and meetings with Riverside County Staff through review and processing of Change of Zone (CZ) application;
- Coordination with client through review and processing of Change of Zone (CZ) application;
- Preparation and processing of Final Zoning Map

3. Preparation of Preliminary Mass Grading Plan

- Prepare mass grading plans for the entire site.
- Prepare estimate of site grading quantities and site balance calculations. Albert A. Webb Associates does not guarantee that the site will balance.
- Process mass grading plans through the County of Riverside and acquire approval for RDA to obtain a grading permit.

4. Preparation of Demolition Plan for the Overall Site

- Prepare demolition plan for the overall site (Not including Hazardous Materials Surveys).

5. Preparation of Geotechnical Report for the Overall Site

- Perform 16 exploratory borings and cone penetration soundings.
- Perform geological evaluation of the site that will include a review of aerial photographs and pertinent data to determine if any geological hazards, such as faulting, exists at the site.
- Develop information for design, including site acceleration, liquefaction evaluation, and parameters for determination of seismic settlement.
- Perform laboratory testing to determine optimum moisture – maximum density of sub-soil sampled.
- Perform test to determine the consolidation characteristics and shear strength of representative samples.
- Perform grain size analysis to determine the liquefaction potential of the subsurface soils.
- Prepare report that contains information on the subsurface characteristics of the soils at the entire site with respect to building support, any seismic hazards and their effect on the proposed development, information on seismic acceleration which can be expected at the site, information to remediate subsurface soils, information

concerning the potential of liquefaction and the amount of seismic settlement and dry sand settlement which can be expected at the site.

6. Preparation of Preliminary Hydrology/Hydraulics report

- Prepare preliminary hydrology analysis to determine project runoff volumes for the developed conditions.
- Provide review/analysis of existing storm drain facilities to determine adequacy to accept project runoff.

7. Preparation of Preliminary WQMP

- Prepare a Preliminary Water Quality Management Plan for the entire site.
- Prepare Preliminary WQMP Best Management Practices (BMPs) to include design, placement and calculations.
- Prepare Preliminary WQMP drawings to show installation information.
- Process Preliminary WQMP through local agencies for review and approval.

8. Preparation of Environmental Compliance Documents

With respect to compliance with the California Environmental Quality Act (CEQA), WEBB proposes to prepare an Initial Study (IS) and Mitigated Negative Declaration (MND) for the proposed project. The IS, which will be informed by the technical studies discussed in the preceding paragraphs the geotechnical and soils report, the hydrology report, and the Phase I ESA and biological resources assessment provided by the Agency, will contain a rigorous analysis of the potential impacts associated with the proposed Mission Plaza Project. To comply with CEQA, WEBB will:

- Participate in a kick-off meeting with EDA to initiate the CEQA process
- Prepare a project description for review and approval by the project team and Agency prior to preparation of the Initial Study checklist.

- Prepare an IS per Section 15063 of the *State CEQA Guidelines* utilizing the County's Initial Study checklist with sufficient detail to make a determination as to whether impacts resulting from the proposed project are less than significant or less than significant with mitigation, in which case an MND may be prepared. The IS will include maps and graphics as appropriate. Up to five copies of the screencheck IS will be produced and submitted to the Agency for review and comment.
- Incorporate one round of revisions based on staff comments on the screencheck IS and prepare the public review IS/MND document.
- Print and comb bind up to 20 hard copies of the IS/MND with technical appendices on CD. These copies will be distributed as follows: 15 to State Clearinghouse, one to the Rubidoux Library, four to the Agency.
- 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*. The IS/MND will be distributed to agencies on the distribution list in CD format. Notices will be mailed to up to 50 agencies and property owners.
- 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 Agency'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 10 copies of the Final IS/MND with the response to comments, and MMRP attached and technical appendices on CD.

9. Preparation of Environmental Compliance Technical Studies

Air Quality and Green House Gas Analysis

- Prepare air quality analysis report to include estimated change in air quality emissions from the existing land use plan to the proposed land use plan.

- Prepare green house gas analysis pursuant to the County's protocol.

Acoustical Analysis

- Prepare acoustical analysis to include an analysis of impacts to the project's adjacent land uses.

Archeological Study

- Conduct a historical/archaeological resources records search that encompasses the project area at the Eastern Information Center (EIC) located on the campus of the University of California, Riverside.
- Conduct general historical background research using archival materials and early maps to determine historic land uses and development trends of the project area and vicinity.
- Conduct a field survey of the project area following standard professional archaeological procedures.
- Field record any artifacts, features, sites or structures greater than 45 years of age.
- Conduct site-specific historical studies, including archival research, interviews, and consultations, as warranted, to determine past land uses and building histories and owners and to explore historical associations.
- Complete standard site records (DPR 523 forms) on any resources that merit formal recordation under guidelines set forth by the California State Office of Historic Preservation and submit them to the EIC.
- Prepare final report that identifies all potential cultural resources within the project area, discussed their integrity and historical significance, evaluates the buildings for historical significance, and recommends subsequent courses of action regarding such resources, if necessary.

10. Preparation of Parcel Merger and Lot line Adjustment (LLA)

- Preparation of Lot Line Adjustment (LLA) application;
- Preparation of Lot Line Adjustment (LLA) exhibit;
- Submittal of Lot Line Adjustment (LLA) application;
- Coordination and meetings with Riverside County Staff through review and processing of Lot Line Adjustment (LLA) application;
- Coordination with client through review and processing of Lot Line Adjustment (LLA) application;

11. Conduct Underground Utility Pothole Investigation

- Perform underground utility pothole investigation for 10 locations to determine utility type, direction, material, and dimensions.
- Establish survey reference marks and elevations of ground surface area adjacent to pothole location.
- Prepare potholing plans with utility depths and for connections to necessary facilities and submit plans to all potentially affected utilities for their review and modification.

12. Assist EDA in processing the Plot Plan and LLA through Entitlement

- Assist EDA in processing the Plot Plan and LLA through Entitlement.

13. Preparation of Preliminary Cost Estimates

- Prepare preliminary cost estimates.

14. Maintenance Master Project Schedule

- Maintain Master Project Schedule that includes conceptual stage, environment document preparation stage, design development/plot plan stage, final design/construction document preparation stage, and bidding and construction phase.

15. Project Management and Coordination of Design Development/Plot Plan Phase

- Provide coordination and attend meetings as necessary in connection with following agencies and departments:

County of Riverside Redevelopment Agency (RDA)

County of Riverside Transportation Department (Trans)

County of Riverside Planning Department (Planning)

County of Riverside Fire Department (Fire)

County of Riverside Building & Safety Department (B&S)

Riverside County Flood Control and Water Conservation District (RCFC&WCD).

Rubidoux Community Services District (RCSD)

California State Water Quality Control Board

And other consultants

Phase 2 – Construction Documents

1. Finalization of Mass Grading Plan for Site balance

- Finalize mass grading plans for the entire site.
- Update estimate of site grading quantities and site balance calculations. Albert A. Webb Associates does not guarantee that the site will balance.

2. Preparation of Precise Grading Plan for the Commercial Site

- Prepare a detailed site grading plan including horizontal and vertical control for building finish floor(s), curbs, gutters, parking areas, and driveways.
- Prepare estimate of grading quantities and site balance calculations based on factors contained in the Project's Preliminary Soils Report.
- Coordinate design with RDA, site architect, and design team members.
- Process plans through local agencies for review and approval in order for RDA to obtain a grading permit.

3. Preparation of Off-Site Street, Storm Drain, Traffic Signal, and Signing & Striping Plans

Street Improvement Plans

- Prepare street improvement plans for Mission Boulevard, Riverview Drive, Tilton Avenue, and the connector street from the commercial site through future residential site.
- Mission Boulevard median modification (excludes landscape).

Storm Drain Improvement Plans

- Prepare off-site storm drain improvement plans.

Traffic Signal Plans

- Prepare traffic signal modification plans for Mission Boulevard and Avalon Street/Project Driveway intersection.

Signing and Striping Plans

- Prepare signing and striping plans for Mission Boulevard, Riverview Drive, Tilton Avenue, and the connector street.

4. Preparation of On-Site Wet Utility Plans

- Coordinate with RDA, architect, and design team to determine required flow rates and points of connection (POC) for domestic water service, irrigation water service, and waste disposal laterals.
- Provide one unified on-site utility plan for the private water services from public POC to within five feet (5') of the building and for the sanitary sewer laterals from public POC to within five feet (5') of the building.
- Process plans through local agencies for review and approval.

5. Preparation of On-Site Dry Utility Plans

- Prepare On-Site Dry Utility Plans.
- Obtain approval on all dry utilities from all utility purveyors including, but not limited to, Southern California Edison and Southern California Gas Company.

6. Coordination of any Utility Relocations

- Provide coordination with the utility providers for the relocation.

7. Preparation of Final Hydrology/Hydraulic Report

- Prepare on-site hydrology calculations for determination of on-site flow rates for utilization in preparation of storm drain plans.
- Prepare hydraulic calculations for the sizing and design of storm drain lines and the water quality facilities.
- Process drainage study through RCFC and other County Departments.

8. Preparation of Final WQMP (F-WQMP)

- Prepare a Final Water Quality Management Plan (F-WQMP) Report for the entire site.
- Prepare F-WQMP Best Management Practices (BMPs) to include design, placement and calculations.
- Prepare F-WQMP drawings to show installation information.
- Process F-WQMP through local agencies for review and approval.

9. Preparation of SWPPP

- Prepare and submit Notice of Intent (NOI) to the California State Water Quality Control Board.

- Prepare Storm Water Pollution Prevention Plan (SWPPP) and Report, and file application per NPDES requirements.
- Request Notice of Receipt and WDID number assigned to the project by the California State Water Quality Control Board.
- Prepare Erosion Control Plan to include erosion control measures as identified in the SWPPP.

10. Preparation of Parcel Merger and LLA

- Prepare grant deeds for each parcel of the Parcel Mergers for relocation.
- Prepare grant deeds for each parcel of LLA for recordation.

11. Preparation of Final Easement Documents

- Prepare easement documents (Maximum of Five).

12. Preparation of Final Cost Estimates

- Prepare cost estimates for the improvements at 50%, 90%, and final submittals.

13. Preparation of Bid Specifications

- Prepare preliminary and final bid specifications.

14. Maintenance of Master Project Schedule

- Maintain Master Project Schedule that includes conceptual stage, environment document preparation stage, design development/plot plan stage, final design/construction document preparation stage, and bidding and construction phase.

15. Project Management and Coordination of the Construction Document Phase

- Provide coordination and attend meetings as necessary in connection with following agencies and departments:
 - County of Riverside Redevelopment Agency (RDA)
 - County of Riverside Transportation Department (Trans)
 - County of Riverside Planning Department (Planning)
 - County of Riverside Fire Department (Fire)
 - County of Riverside Building & Safety Department (B&S)
 - Riverside County Flood Control and Water Conservation District (RCFC&WCD).
 - Rubidoux Community Services District (RCSD)
 - California State Water Quality Control Board
 - And other consultants

Phase 3 – Bidding and Construction Phase

1. Provide Bid Support Services

- Coordinate to have bid notices inviting bid 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.
- 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.
- 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.

- Prepare bid summary.

2. Provide Construction Support Services

- Attend pre-construction meeting.
- Respond to request for information (RFI) as it pertains to the design documents.

Project Budget Option 2 with Parcel Merger and LLA
Redevelopment Agency of Riverside County
Master Plan Development for Mission Plaza



		Personnel Hours										Total Hours	Labor	Subconsultant and Reimbursable	Total Cost		
Task Description		Principal II	Principal I	Senior II	Senior I	Associate III	Associate I	Two-Man Survey Party	Director of Survey	Survey Technician II	Inspector II	Construction Manager	Project Coordinator				
Phase 1 - Preliminary Design																	
A. Conceptual Stage																	
1	Base Mapping including Aerial Topography and Boundary Survey and Lot Lines	12	12										9	181	\$ 30,750	\$ 4,715	\$ 35,465
2	Utility Research and Base Map	10	12										13	59	\$ 8,954	\$ 5,693	\$ 14,647
3	Development of Overall Site Master Plan	12	22										13	109	\$ 17,008	\$	\$ 17,008
4	Development of Overall WQMP Master Plan	4	8											36	\$ 5,888	\$	\$ 5,888
5	Development of Backbone Infrastructure Master Plan	4	12											32	\$ 5,488	\$	\$ 5,488
6	Preparation of Traffic Study	2	20										12	114	\$ 14,988	\$ 2,000	\$ 16,988
7	Obtain Will Serve Letter from RCSD for Master Plan	4	8										8	20	\$ 3,000	\$	\$ 3,000
8	Prepare Mission Boulevard Reconstruction Alternatives	4	8										8	26	\$ 4,398	\$	\$ 4,398
9	Prepare Master Project Schedule	8	12										16	44	\$ 6,496	\$	\$ 6,496
10	Project Management and Coordination of Conceptual Phase	30	15										16	53	\$ 9,982	\$	\$ 9,982
11	Reimbursable																
	Subtotal Conceptual Stage	90	117		24	132	80	72	48	40		71	674	\$ 106,952	\$ 15,408	\$ 122,360	
B. Design Development/Plot Plan Stage																	
1	Preparation of Plot Plan for Commercial	8	20										9	69	\$ 10,926	\$	\$ 10,926
2	Preparation of GPA and COZ Application Packages	4	12										15	43	\$ 5,474	\$	\$ 5,474
3	Preparation of Preliminary Mass Grading Plan	8	12										4	54	\$ 8,726	\$	\$ 8,726
4	Preparation of Demolition Plan for Overall Site	8	12										2	53	\$ 8,711	\$	\$ 8,711
5	Preparation of Geotechnical Report of Overall Site												2	53	\$ 8,711	\$	\$ 8,711
6	Preparation of Preliminary Hydrology/Hydraulics report	8		12									6	66	\$ 10,004	\$ 27,945	\$ 37,949
7	Preparation of Preliminary WQMP	8											4	52	\$ 7,992	\$	\$ 7,992
8	Preparation of Environmental Compliance Documents	12	100										4	52	\$ 7,992	\$	\$ 7,992
9	Preparation of Environmental Compliance Technical Studies	8	28										16	180	\$ 6,636	\$	\$ 6,636
10	Preparation of LLA and Parcel Merger	4											13	46	\$ 6,463	\$ 4,071	\$ 10,534
11	Conduct Underground Utility Pothole Investigate	2	3										16	69	\$ 10,154	\$ 12,000	\$ 22,154
12	Assist EDA in processing the Plot Plan and TPM/LLA through Entitlement	16	8										2	14	\$ 2,140	\$	\$ 2,140
13	Preparation of Preliminary Cost Estimates	4	6										2	14	\$ 2,140	\$	\$ 2,140
14	Maintenance Master Project Schedule	2	2										16	26	\$ 3,308	\$	\$ 3,308
15	Project Management and Coordination of Design Development/Plot Plan Phase	60	12										9	81	\$ 14,934	\$	\$ 14,934
16	Reimbursable																
	Subtotal Option 2: Design Development/Plot Plan Stage	152	203	20	78	272	324	16	8	12	0	224	1,309	\$ 189,496.00	\$ 48,516.00	\$ 238,012.00	

Project Budget Option 2 with Parcel Merger and LLA
Redevelopment Agency of Riverside County
Master Plan Development for Mission Plaza

W E B B
ARCHITECTS

Task Description	Personnel Hours											Total Hours	Labor	Subconsultant and Reimbursable	Total Cost	
	Principal II	Principal I	Senior II	Senior I	Associate III	Associate I	Two-Man Survey Party	Director of Survey	Survey Technician II	Inspector II	Construction Manager					Project Coordinator
Phase 2 - Construction Documents	242	320	20	102	404	404	88	56	52	-	28	405	1,983	\$ 296,448.00	\$ 63,924.00	\$ 360,372.00
1 Finalization of Mass Grading Plan for Site balance	4	6		2	22									\$ -		\$ -
2 Preparation of Precise Grading Plan for the Commercial Site	8	24			60								34	\$ 5,524		\$ 5,524
3 Preparation of On-Site Road, Traffic Signal, and Signage & Striping Plans	20	48		40	160								97	\$ 15,514		\$ 15,514
4 Preparation of On-Site Wet Utility Plans	8	6			54								24	\$ 45,264		\$ 45,264
5 Preparation of On-Site Dry Utility Plans	8	6			54								3	\$ 11,028		\$ 11,028
6 Coordination of any Utility relocations	2	6			12								3	\$ 11,028		\$ 11,028
7 Preparation of Final Hydrology/Hydraulic Report	8	8			40								8	\$ 26,819		\$ 26,819
8 Preparation of Final WQMP	8	8			40								8	\$ 4,012		\$ 4,012
9 Preparation of SWPPP	8	8			40								6	\$ 10,004		\$ 10,004
10 Preparation of Parcel Merger and LLA	8	8			40								8	\$ 12,120		\$ 12,120
11 Preparation of Final Easement Documents	2	8			8								2	\$ 8,056		\$ 8,056
12 Preparation of Final Cost Estimates	2	24			40								6	\$ 2,138		\$ 2,138
13 Preparation of Bid Specifications	4	4		10	13								2	\$ 2,138		\$ 2,138
14 Maintenance of Master Project Schedule	2	3		60	13								6	\$ 10,728		\$ 10,728
15 Project Management and Coordination of the Construction Document Phase	4	16		8	8								5	\$ 3,333		\$ 3,333
16 Reimbursable	40	8											4	\$ 5,432		\$ 5,432
Total Option 2, Phase 2 - Construction Documents	114	126	44	120	409	40	-	-	-	-	28	405	947	\$ 146,385.00	\$ 36,819.00	\$ 183,204.00
Phase 3 - Bidding and Construction Phase																
1 Provide Bid Support Services	4	6												\$ -		\$ -
2 Reimbursable	16	42			40								4	\$ 4,990		\$ 4,990
Total Phase 3 - Bidding and Construction Phase	20	48	-	2	40	-	-	-	-	-	28	16	154	\$ 24,930	\$ 4,260	\$ 29,190
Total Option 2	376	494	64	224	853	444	88	56	52	-	28	405	3,084	\$ 467,763.00	\$ 105,003.00	\$ 572,766.00

Amounts shown are fee. Fee Schedule 34

