

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

817



FORM APPROVED COUNTY COUNSEL  
DATE 11/26/15  
BY: GREGORY P. PRIAMOS  
Department of Concurrence

**FROM:** Successor Agency to the Redevelopment Agency

**SUBMITTAL DATE:**

November 5, 2015

**SUBJECT:** Mission Plaza Improvement Project – Approval of Consulting Services Agreement for Hazardous Remediation, District 2, [\$259,432], 2011 Jurupa Valley Project Area Bond Proceeds 100%

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the attached professional services agreement for contaminated soil remediation services between the Successor Agency for the County of Riverside and AECOM Technical Services, Inc. (AECOM) of Ontario, California, in the amount of \$213,895, and authorize the Chairman of the Board to execute the agreement on behalf of the Successor Agency to the Redevelopment Agency for the County of Riverside;
2. Approve an estimated project budget of \$259,432 for design, project management, and miscellaneous fees and permits;

(Continued)

FISCAL PROCEDURES APPROVED  
PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
BY: Susana Garcia-Bocanegra 11/3/15

Alex Gann

Alex Gann  
Deputy County Executive Officer

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 225,000	\$ 34,432	\$ 259,432	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	
<b>SOURCE OF FUNDS:</b> 2011 Jurupa Valley Project Area Bond Proceeds 100%				<b>Budget Adjustment:</b> No	
				For Fiscal Year: 2015/16-16/17	

**C.E.O. RECOMMENDATION:**

APPROVE

BY: George A. Johnson  
George A. Johnson

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

By: Robert Field, Assistant County Executive Officer/EDA  
Riverside County Economic Development Agency/EDA

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: 4.1 of 7/17/12;  
4.9 of 5/24/11

District: 2

Agenda Number:

4-1

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

Successor Agency to the Redevelopment Agency

**FORM 11:** Mission Plaza Improvement Project – Approval of Consulting Services Agreement for Hazardous Remediation, District 2, [\$259,432], 2011 Jurupa Valley Project Area Bond Proceeds 100%

**DATE:** November 5, 2015

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## **RECOMMENDED MOTION:** (Continued)

3. Delegate project management authority for the project to the Assistant County Executive Officer/EDA in accordance with applicable Board policies, and authorize the Assistant County Executive Officer/EDA to administer the agreement in accordance with applicable Board policies; and
4. Direct staff to submit this item to the Oversight Board for approval.

## **BACKGROUND:**

### **Summary**

On July 9, 1996, the Riverside County Board of Supervisors adopted the Jurupa Valley Redevelopment Project Area via Ordinance 762 and 763. On April 1, 2008, the former Redevelopment Agency (RDA) for the County of Riverside Board of Directors approved the acquisition to purchase real property known as Mission Plaza, 5696-5770 Mission Boulevard, within the former Jurupa Valley Redevelopment Project Area.

On May 24, 2011 (Item 4.9), the RDA Board of Directors approved the acquisition of the property located 5786 Mission Boulevard. Historically, a gasoline service station stored and dispensed motor vehicle fuels, but was redeveloped to various service type facilities and in 2012 was demolished and the land cleared.

On June 14, 2011 (Items 4.6 and 9.5), the RDA Board of Directors approved a lease agreement between Cardenas Markets, Inc. The lease and other associated RDA obligations included construction of a finished building pad of approximately 50,000 square feet, on-site and off-site improvements including parking lots, driveways, vehicle ingress and egress, utility infrastructure, remediation, signage, etc. The funding source for the Mission Plaza Improvement Project is taxable B-T series tax allocation bonds in the amount of \$10,000,000.

In April 2010, URS Corporation, dba URS Corporation Americas (URS) prepared a Phase 1 Environmental Site Assessment (ESA) for the property located at 5768 Mission Boulevard, Riverside, 92509. The Phase 1 ESA identified the site as a former gasoline service station and that enough evidence warranted a Phase II site investigation. The Phase II established general horizontal and vertical limits of contamination (hydrocarbons). On July 17, 2012, the RDA Board of Directors authorized URS to initiate a Supplemental Site Characterization (SSC), which was completed in October 2012 and defined the depth and general limits of contamination. Analysis revealed that the hydrocarbons did not extend to the groundwater or to soil near Mission Boulevard, located north and northeast of the project site. However, the missing piece is the definition of the vertical and horizontal extents of hydrocarbon migration westerly towards Riverview Drive, including potential impacted groundwater.

On February 1, 2012, the State of California approved ABx1 26 formally dissolving all state RDAs. Each RDA was required to establish a successor agency to perform the unwinding of redevelopment activity. The County of Riverside serves as the Successor Agency to the Redevelopment Agency. On June 27, 2012, the State of California adopted AB1484, which made several changes to ABx1 26 and combined are defined as Dissolution Law. While the Dissolution Law was intended to eliminate RDAs in California, it was not intended to eliminate RDAs' existing enforceable obligation.

(Continued)

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**DATE:** November 5, 2015

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## **BACKGROUND:**

### **Summary (Continued)**

On March 1, 2013, the County of Riverside, Successor Agency and Housing Successor Agency filed a petition for “Writ of Mandate and Complaint for Declaratory Relief, Injunctive Relief and Equitable Estoppel” to allow the release of the Redevelopment Fund - Series B-T Bond Funds being denied by the California State Department of Finance (DOF). On March 7, 2014, the Sacramento County Superior Court (Case NO. 34-2013-80001425) dismissed the County’s petition and directed the DOF to issue a formal order and judgment. However, on December 2, 2014, a Settlement Agreement regarding case number 34-2013-80001425 was approved between the Successor Agency and the California State Department of Finance. This Agreement recognized the lease between the Redevelopment Agency for the County of Riverside and Cardenas Markets, Inc., a California corporation, executed on June 14, 2014 as an enforceable obligation. DOF authorized the Successor Agency to expend 2011 Jurupa Valley Project Area (JVPA) bond proceeds up to \$10 million dollars to conduct work on the project, inclusive of line items 79 through 99 of the ROPS for the period of January 1 – June 30, 2013.

Therefore, as a part of the Mission Plaza Improvement project, the DOF has approved the remediation of the site as an enforceable obligation via the December 2, 2014, Settlement Agreement, which allows the Successor Agency to proceed with this professional services agreement with AECOM (Item 79-Professional Services-URS and Line Item 85-Remediation), pursuant to the terms of the Settlement Agreement.

On October 17, 2014, URS was acquired by AECOM. The Successor Agency is authorized to make and execute contracts and other instruments necessary that are in compliance with the approved ROPS, as reviewed and approved by the Oversight Board and Department of Finance (Health & Safety Code section 34177-34181.) The professional services agreement with AECOM will complete the reporting requirements demanded by through the Corrective Action Work Plan for Site Characterization (CAWP) and County of Riverside Department of Environmental Health Site Assessment and Cleanup Corrective Action Guidelines (2007 Revision), and allow the Successor Agency to hire a remediation contractor to close the project and render it suitable for abatement and development. AECOM’s scope of services are to assess the extent of hydrocarbons migrating west through a Second Supplemental Site Characterization, provide regulatory closure analysis and reporting, oversight, consultation, agency interaction, and documentation to properly close the site.

### **Impact on Citizens and Businesses**

The remediation of the site will allow the Successor Agency to complete the scope of the Mission Plaza Improvement Project in a timely manner, providing needed goods and services to the residents and eliminating an existed blighted condition.

(Continued)

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**Additional Fiscal Information**

The approximate allocation of the project budget is as follows:

<b>PROJECT BUDGET LINE ITEMS</b>	<b>PHASE</b>	<b>PROJECT BUDGET AMOUNT</b>
Architectural Design	1	213,895
Construction Management	2	0
Construction Contract	3	0
Offsite Construction	4	0
Project Management	5	15,537
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs / Specialty Consultants	7	30,000
Project Contingency	8	0
Minor Construction	9	0
<b>Project Budget</b>		<b>\$ 259,432</b>

Expenditures for FY 2015/16 are estimated at \$225,000; expenditures for FY 2016/17 are estimated at \$34,432. All costs associated with this project will be 100% funded through 2011 Jurupa Valley Project Area Bond Proceeds, thus no additional net county costs will be incurred and no budget adjustment is required at this time.

Attachment:

Professional Services Agreement with AECOM Technical Services, Inc.

1                                   **AGREEMENT BY AND BETWEEN THE**  
2                                   **SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY**  
3                                   **FOR THE COUNTY OF RIVERSIDE AND**  
4                                   **AECOM**  
5                                   **FOR HAZARDOUS REMEDIATION CONSULTING SERVICES**

6                   **THIS AGREEMENT FOR HAZARDOUS REMEDIATION CONSULTING**  
7 **SERVICES**, is made and entered into this \_\_\_\_day of \_\_\_\_\_, 2015, by and  
8 between the **SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR**  
9 **THE COUNTY OF RIVERSIDE**, (hereinafter "AGENCY"), and **AECOM** (hereinafter  
10 "CONSULTANT").

11   **RECITALS**

12                   **WHEREAS**, AGENCY is the successor in interest to the former Redevelopment  
13 Agency for the County of Riverside (RDA) pursuant to the provisions of Section 34173  
14 of the California Health and Safety Code, acting in its capacity as Successor Agency;

15                   **WHEREAS**, the former RDA was a redevelopment agency duly created,  
16 established and authorized to transact business and exercise its powers, all under and  
17 pursuant to the provisions of the Community Redevelopment Law which is Part 1 of  
18 Division 24 of the California Health and Safety Code (commencing with Section 33000  
19 et seq.); the former RDA was terminated as of February 1, 2012 pursuant to Section  
20 34172;

21                   **WHEREAS**, pursuant to Sections 34177-34181 of the Health and Safety Code,  
22 the AGENCY is authorized to make and execute contracts and other instruments  
23 necessary or convenient in compliance with the Enforceable Obligation Payment  
24 Schedule (EOPS) as superseded by the Recognized Obligation Payment Schedule  
25 (ROPS) as adopted by the Agency and the Oversight Board;

26                   **WHEREAS**, on December 2, 2014, a Settlement Agreement regarding case  
27 number 34-2013-80001425 was approved between the Successor Agency and the  
28 California State Department of Finance. This Agreement recognized the lease between  
the Redevelopment Agency for the County of Riverside and Cardenas Markets, Inc., a  
California corporation, executed on June 14, 2014 as an enforceable obligation and

1 authorized the Successor Agency to expend 2011 Jurupa Valley Project Area (JVPA)  
2 bond proceeds up to \$10 million dollars to conduct work on the project, inclusive of line  
3 items 79 through 99 of the ROPS for the period of January 1 – June 30, 2013;

4 **WHEREAS**, URS Corporation (DBA URS Corporation Americas) is listed on the  
5 Recognized Obligation Payment Schedule (ROPS 15-16A) of the AGENCY, line  
6 number 79 (URS Corporation Amendment 1) in the amount of thirty thousand dollars  
7 (\$30,000) and line number 84 (Gelato Remediation: RC Environmental Health, RC FM  
8 (JOC), URS, Stantec) in the amount of forty five thousand dollars (\$500,000);

9 **WHEREAS**, CONSULTANT, acquired URS Corporation (DBA URS Corporation  
10 Americas) on October 17, 2014;

11 **WHEREAS**, the Hazardous Remediation Consulting Services Agreement with  
12 AECOM will complete the reporting requirements demanded by through the Corrective  
13 Action Work Plan for Site Characterization (CAWP) and County of Riverside  
14 Department of Environmental Health Site Assessment and Cleanup Corrective Action  
15 Guidelines (2007 Revision), and allow the Agency to hire a remediation contractor to  
16 close the project and render it suitable for abatement and development;

17 **WHEREAS**, CONSULTANT'S scope of services are to assess the extent of  
18 hydrocarbons migrating west through a Second Supplemental Site Characterization,  
19 provide regulatory closure analysis and reporting, oversight, consultation, agency  
20 interaction, and documentation to properly close the site; and

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

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1           **NOW THEREFORE**, based on the mutual promises contained herein, the parties  
2 hereto do hereby agree as follows:

3           **1.     SCOPE OF WORK.** CONSULTANT will provide services which are  
4 described below and as detailed within Exhibit "A" attached hereto, including, but not  
5 limited to:

- 6           a. Second Supplemental Site Investigation:
  - 7               a. Project Management and Agency Interface
  - 8               b. Work Plan for Additional Assessment
  - 9               c. Health & Safety Plan, Permitting, and Pre-field Activities
  - 10              d. Field Work - Six (6) Direct Push Borings
  - 11              e. Technical/Closure Report
  - 12              f. Soil Management Plan and Agency Interface
- 13           b. Low-Threat Risk Closure
- 14           c. Remedial Action Oversight and Documentation

15           **1.1** CONSULTANT represents and maintains that it is skilled in the  
16 professional calling necessary to perform all services, duties and  
17 obligations required by this Agreement to fully and adequately  
18 complete the project. CONSULTANT shall perform the services and  
19 duties in conformance to and consistent with the standards generally  
20 recognized as being employed by professionals in the same discipline  
21 in the State of California. CONSULTANT further represents that it  
22 shall keep all such licenses and approvals in effect during the term of  
23 this Agreement.

24           **1.2** Notwithstanding anything herein to the contrary, title to, ownership of,  
25 legal responsibility, and liability for any and all pre-existing waste shall  
26 at all times remain with the AGENCY. Pre-existing waste is any  
27 hazardous or toxic substance which was generated by the AGENCY  
28 or existing on the AGENCY's Project Site prior to CONSULTANT's

1 presence. CONSULTANT shall have no responsibility for the  
2 presence, handling, removal or disposal of, or exposure to persons to  
3 such preexisting waste except if such liability arises from  
4 CONSULTANT's negligence, recklessness or willful misconduct. The  
5 parties acknowledge that CONSULTANT does not provide disposal  
6 services for the direct disposal of hazardous or toxic substances that  
7 may be discovered upon or removed from the AGENCY's Project Site.

8 **2. COMPENSATION AND METHOD OF PAYMENT.** CONSULTANT

9 compensation shall be a total, not to exceed, contract amount of Two Hundred One  
10 Thousand, One Hundred Forty-Five Dollars (\$213,895), which includes the following  
11 breakdown:

- 12 a. Second Supplemental Site Investigation: \$57,688
- 13 b. Low-Threat Risk Closure: \$6,694
- 14 c. Remedial Action Oversight and Documentation: \$67,788
- 15 d. Underground Unforeseen Conditions Allowance: \$45,000 (this item is to be  
16 used on a time and material basis as approved and directed by Agency.  
17 Unauthorized and unused monies will not be paid by the Agency.)
- 18 e. Reimbursable Expenses: \$36,725

19 CONSULTANT shall submit invoices to AGENCY for progress payments based  
20 on work completed to date, based on actual hours expended multiplied by the hourly  
21 rates for the personnel involved, not to exceed the maximum amount of compensation  
22 as set forth within this Section. AGENCY shall reimburse CONSULTANT within thirty  
23 (30) days of receipt of invoice.

24 The funding under this Agreement is subject to availability beyond the first year.  
25 In the event funding is unavailable for any subsequent year, this Agreement is subject to  
26 termination.

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1           **3.    AMENDMENTS TO WORK PROGRAM.** AGENCY'S County Executive  
2 Officer, or designee, is authorized to approve and execute changes to the Agreement.  
3 Such changes shall be mutually agreed upon by and between the County Executive  
4 Officer, or designee, and CONSULTANT, and shall be incorporated in written  
5 amendments to this Agreement.

6           **4.    PERIOD OF PERFORMANCE.** CONSULTANT shall commence and  
7 complete performance the annual audit services, described in Scope of Work item 1,  
8 above, upon date of execution of this Agreement and agrees that it will diligently and  
9 responsibly pursue the performance of the services required of it by this Agreement.  
10 CONSULTANT will perform those services through completion unless the scope of work  
11 is altered by written amendments pursuant to the provisions in Section 3. All services to  
12 be performed herein shall be completed within the timeframes established in Exhibit "A."

13           **5.    COOPERATION BY AGENCY.** All information, data, reports, records,  
14 and ledgers as they currently exist, available to AGENCY and necessary for carrying  
15 out the work described, shall be furnished to CONSULTANT without charge by  
16 AGENCY. AGENCY shall cooperate with CONSULTANT as appropriate to facilitate,  
17 without undue delay, the work to be performed under this Agreement.

18           **6.    DESIGNATED REPRESENTATIVES.** The following individuals are  
19 hereby designated as representatives of the AGENCY and CONSULTANT respectively  
20 to act as liaison between the parties:

21           **AGENCY**  
22           **Erik Sydow**  
23           **Project Manager**  
24           **County of Riverside EDA**  
25           **3403 10<sup>th</sup> Street, Suite 400**  
              **Riverside, CA 92501**

**CONSULTANT**  
              **Jeff Muller**  
              **Senior Geologist**  
              **AECOM**  
              **901 Via Piemonte, 5th Floor, Ste. #500,**  
              **Ontario, CA 91764**

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

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1           **7.     STANDARDS OF PERFORMANCE.** CONSULTANT shall comply with all  
2 applicable laws, ordinances and codes of the federal, state and local governments while  
3 performing the services described herein in a good, skillful, and professional manner.

4           **8.     OWNERSHIP OF DOCUMENTS.** Copies of documents, reports and  
5 materials prepared under this Agreement shall become the property of AGENCY upon  
6 receipt by AGENCY'S designated representative named in Section 6 of this Agreement.

7           **9.     PERSONNEL AND ASSIGNMENT.** CONSULTANT represents that it has  
8 all personnel required to perform the services under this Agreement. CONSULTANT'S  
9 personnel shall not be employed by, nor have any direct contractual relationship with  
10 AGENCY. All services required hereunder shall be performed by CONSULTANT, its  
11 employees, or personnel under direct contract with CONSULTANT or subcontractors, it  
12 being specifically provided, however, that CONSULTANT shall not assign or  
13 subcontract the performance of this Agreement nor any part thereof without the prior,  
14 written consent of AGENCY.

15           **10.   NON-DISCRIMINATION REQUIREMENTS.** CONSULTANT shall ensure  
16 that there shall be no discrimination against or segregation of any person, or group of  
17 persons, on account of race, color, creed, religion, age, sex, marital status, handicap,  
18 national origin, ancestry or any category protected pursuant to the California Fair  
19 Employment and Housing Act, in the performance of this Agreement and that  
20 CONSULTANT, Contractor, or any person claiming under or through AGENCY shall not  
21 establish or permit any such practice or practices of discrimination or segregation.

22           **11.   LEGAL REVIEWS.** AGENCY may, in its sole and exclusive discretion,  
23 conduct reviews to determine the legal sufficiency of any and all documents prepared  
24 by CONSULTANT, by or through AGENCY Counsel.

25           **12.   GOVERNING LAW; JURISDICTION.** This Agreement shall be governed  
26 by and construed in accordance with the laws of the State of California. The Parties  
27 agree that this Agreement has been entered into at Riverside, California, and that any  
28 legal action related to the interpretation or performance of the Agreement shall be filed

1 in the Superior Court for the State of California, in Riverside, California.

2 **13. AUTHORITY OF CONSULTANT.** CONSULTANT and its agents,  
3 servants, employees and subcontractors shall act at all times in an independent  
4 capacity during the term of this Agreement, and shall not act as, and shall not be, nor  
5 shall they in any manner be construed to be, agents, officers or employees of AGENCY,  
6 and further, CONSULTANT, its agents, servants, employees and subcontractors, shall  
7 not in any manner incur or have the power to incur any debt, obligation, or liability  
8 against AGENCY.

9 **14. TERM AND TERMINATION.** The term of this Agreement shall be three  
10 (2) years commencing in October 1, 2015 through December 1, 2017. This Agreement  
11 may be terminated by AGENCY pursuant to Section 2. Compensation, or for any  
12 reason, (with or without cause) upon giving fourteen (14) days written notice to  
13 CONSULTANT. AGENCY may terminate the Agreement immediately when: (1) it is  
14 determined by AGENCY that CONSULTANT activities are resulting in or may result in  
15 discredit to AGENCY; or (2) CONSULTANT has breached a material provision of this  
16 Agreement. In the event of termination, AGENCY may proceed with the work in any  
17 manner it deems to be proper and in the best interests of AGENCY.

18 Either party may terminate this Agreement upon thirty (30) days written notice to  
19 the other. In the event of such termination, CONSULTANT shall be compensated for all  
20 services performed and expenses incurred to the date of notice of termination as  
21 described in a written report to AGENCY prepared by CONSULTANT. Upon  
22 termination, CONSULTANT shall submit to AGENCY all materials and reports (including  
23 any uncompleted reports or unfinished work). Such compensation shall be paid within  
24 thirty (30) days of termination.

25 **15. NOTICES OF TERMINATION.** Notice of termination by AGENCY to  
26 CONSULTANT shall be deemed delivered if sent by certified mail, return receipt  
27 requested, to: CONSULTANT; Notice by CONSULTANT to AGENCY shall be deemed  
28 delivered if sent by certified mail, return receipt requested, to AGENCY.

1           **16. CONFLICT OF INTEREST.** CONSULTANT represents and agrees that  
2 CONSULTANT has not employed any person to solicit or procure this Agreement, and  
3 has not made, and will not make, any payment or any agreement for the payment of any  
4 commission, percentage, brokerage, contingent fees, or other compensation in  
5 connection with the procurement of this Agreement.

6           **17. INDEPENDENT CONSULTANT.** It is understood and agreed that  
7 CONSULTANT is an independent contractor and that no relationship of employer-  
8 employee exists between the parties hereto. CONSULTANT shall not be entitled to any  
9 benefits payable to employees of AGENCY including County Workers' Compensation  
10 Benefits. It is further understood and agreed by the parties hereto that CONSULTANT  
11 in the performance of its obligation hereunder is subject to the control or direction of  
12 AGENCY merely as to the result to be accomplished by the services hereunder agreed  
13 to be rendered and performed and not as to the means and methods of accomplishing  
14 the results. CONSULTANT, its employees and agents shall maintain professional  
15 licenses required by the laws of the State of California at all times while performing  
16 services under the Agreement.

17           **18. INSURANCE.** Without limiting or diminishing CONSULTANT's obligation  
18 to indemnify and hold the Successor Agency & County harmless, CONSULTANT shall  
19 procure and maintain, or cause to be maintained at its sole cost and expense, the  
20 following insurance coverage during the term of this Agreement:

21           a.    **Workers' Compensation:** If CONSULTANT has employees as  
22 defined by the State of California, CONSULTANT shall maintain  
23 Workers' Compensation Insurance (Coverage A) as prescribed by the  
24 laws of the State of California. Policy shall include Employers' Liability  
25 (Coverage B) including Occupational Disease with limits not less than  
26 \$1,000,000 per person per accident. Policy shall be endorsed to  
27 waive subrogation in favor of the Successor Agency and County and, if  
28 applicable, provide a Borrowed Servant/Alternate Employer Endorsement.

1           b.    Commercial General Liability: Commercial General Liability  
2 insurance coverage, including but not limited to, premises liability,  
3 contractual liability, products/completed operations if applicable, personal  
4 and advertising injury covering claims that arise from or out of  
5 CONSULTANT's operations, use and management of the premises, or the  
6 performance of its obligations hereunder. Policy shall name, by Policy  
7 Endorsement, the Successor Agency and County of Riverside, its  
8 Directors, Officers, Special Districts, Board of Supervisors, employees,  
9 agents or representatives as Additional Insured. Policy limits shall not be  
10 less than \$2,000,000 per occurrence combined single limits. If Policy  
11 contains a general aggregate limit, it shall apply separately to this  
12 agreement or be no less than two (2) times the occurrence limit. Policy  
13 shall also contain coverage for \$5,000 Medical Payments per accident,  
14 per person, and Fire Legal Liability in an amount not less than \$50,000.

15           c.    Vehicle Liability: If CONSULTANT uses, or causes to be used,  
16 any vehicle or mobile equipment in the performance of its obligations  
17 under this Agreement, CONSULTANT shall maintain liability insurance for  
18 all owned, non-owned and hired vehicles in an amount not less than  
19 \$1,000,000 per occurrence combined single limit. If Policy contains a  
20 general aggregate limit, it shall apply separately to this Agreement or be  
21 no less than two (2) times the occurrence limit. Policy shall be endorsed to  
22 name the Successor Agency and County as Additional Insured.

23           d.    Property (Physical Damage): All-Risk personal property  
24 insurance coverage for the full replacement value of all CONSULTANT's  
25 equipment, systems, structures and improvements/alterations if any  
26 (Care, Custody, and Control of CONSULTANT) used on Successor  
27 Agency and County premises, or used in any way connected with the  
28 accomplishment of the work or performance of services under this

1 Agreement.

2 e. **Professional Liability:** CONSULTANT shall maintain  
3 Professional Liability Insurance providing coverage for performance of  
4 work included within this Agreement, with a limit of liability of not less than  
5 \$1,000,000 per occurrence and \$2,000,000 annual aggregate. If  
6 CONSULTANT's Professional Liability Insurance is written on a claims-  
7 made basis rather than an occurrence basis, such insurance shall  
8 continue through the term of this Agreement. Upon termination of this  
9 Agreement, or the expiration or cancellation of the claims made insurance  
10 policy, CONSULTANT shall purchase at its sole expense either 1) an  
11 Extended Reporting Endorsement (also known as Tail Coverage), or 2)  
12 Prior Dates Coverage from a new insurer with a retroactive date back to  
13 the date of, or prior to, the inception of this Agreement, or 3) demonstrate  
14 through Certificates of Insurance that CONSULTANT has maintained  
15 continuous coverage with the same or original insurer. Coverage provided  
16 under items 1), 2), or 3) will continue for a period of five (5) years beyond  
17 the termination of this Agreement.

18 f. **General Insurance Provisions - All lines:**

19 (1) Any insurance carrier providing insurance coverage hereunder shall  
20 be admitted to the State of California unless waived, in writing, by  
21 the County Risk Manager. Carrier(s) shall have an A.M. BEST  
22 rating of not less than an A:VIII. Insurance deductibles or self-  
23 insured retentions must be declared by the carrier(s), and such  
24 deductibles and retentions shall have the prior written consent from  
25 the County Risk Manager. At the election of the Risk Manager,  
26 carriers shall provide written notification, and shall either 1) reduce  
27 or eliminate such deductibles or self-insured retentions, or 2)  
28

1 procure a bond which guarantees payment of losses and related  
2 investigations, claims administration, and defense costs and  
3 expenses. If no written notice is received from the County Risk  
4 Manager within ten (10) days of the acceptance of agreement, then  
5 such deductibles or self-insured retentions shall be deemed  
6 acceptable.  
7

8 (2) Cause its insurance carrier(s) to furnish the Successor Agency and  
9 the County of Riverside with either 1) a properly executed original  
10 Certificate(s) of Insurance and certified original copies of  
11 Endorsements effecting coverage as required herein, or 2) if  
12 requested to do so in writing by the County Risk Manager, provide  
13 original Certified copies of policies including all Endorsements and  
14 all attachments thereto, showing such insurance is in full force and  
15 effect. Except on professional liability policy, the Successor  
16 Agency, County of Riverside, its Directors and Officers, Special  
17 Districts, Board of Supervisors, elected officials, employees, agents  
18 or representatives are named as Additional Insured. Further,  
19 Consultant or said Certificates(s) and policies shall provide thirty  
20 (30) days written notice to the Successor Agency and County of  
21 Riverside prior to any material modification, cancellation, expiration  
22 or reduction in coverage of such insurance. In the event of a  
23 material modification, cancellation, expiration or reduction in  
24 coverage, this lease shall terminate forthwith, unless the Successor  
25 Agency and County of Riverside receives, prior to such effective  
26 date, another properly executed original Certificate of Insurance  
27 and original copies of endorsements or certified original policies,  
28 including all endorsements and attachments thereto evidencing

1 coverage set forth herein and the insurance required herein is in full  
2 force and effect. **CONSULTANT shall not commence operations**  
3 **under this Agreement until the Successor Agency and County**  
4 **of Riverside has been furnished original Certificate(s) of**  
5 **Insurance and certified original copies of Endorsements or**  
6 **Policies of insurance including all endorsements and any and**  
7 **all other attachments as required in this Section. The original**  
8 **Endorsements for each policy and the Certificate of Insurance**  
9 **shall be signed by an individual authorized by the insurance**  
10 **carrier and to do so on its behalf.**

11 (3) It is understood and agreed to by the parties hereto and the  
12 insurance company(s), that the Certificate(s) of Insurance and  
13 policies shall so covenant and shall, except on professional liability  
14 policy, be construed as primary, and the Successor Agency and  
15 County's insurance and/or deductibles and/or self-insured  
16 retentions or self-insured programs shall not be construed as  
17 contributory.

18 The Successor Agency and County of Riverside Reserved Rights  
19 Insurance. The Successor Agency and County of Riverside  
20 reserves the right to adjust the monetary limits of insurance  
21 coverage during the term of this agreement or any extension  
22 thereof if in the County Risk Manager's reasonable judgment, the  
23 amount or type of insurance carried by the CONSULTANT  
24 becomes inadequate.

25 (4) CONSULTANT shall pass down the insurance obligations  
26 contained herein to all tiers of subcontractors working under this  
27 Agreement.

28 ///



1           **19. INDEMNITY AND HOLD HARMLESS:** The CONSULTANT agrees to and  
2 shall indemnify, defend and hold harmless the Successor Agency, County of Riverside,  
3 its Agencies, Districts, Departments and Special Districts, their respective directors,  
4 officers, Board of Supervisors, elected and appointed officials, employees, agents and  
5 representatives (hereinafter individually and collectively referred to as "Indemnitees")  
6 from:

7           A. All liability, including, but not limited to loss, suits, claims, demands,  
8 actions, or proceedings to the extent caused by negligence, reckless or  
9 willful misconduct, of CONSULTANT, its directors, officers, partners,  
10 employees, agents or representatives or any person or organization for  
11 whom CONSULTANT is responsible, arising out of or from the  
12 performance of professional services under this Agreement; and

13           B. All liability, including but not limited to, loss, suits, damage, claims  
14 and demands, based upon any alleged or actual act, error, omission, or  
15 occurrence of CONSULTANT its directors, officers, partners, employees,  
16 agents or representatives or any person or organization for whom  
17 CONSULTANT is responsible, arising out of, in connection with, resulting  
18 from conditions created by CONSULTANT or caused by the  
19 CONSULTANT's performance or failure of performance of any work or  
20 services, other than professional services covered under Section 'A'  
21 above, under this Agreement.

22           To the extent required by the indemnification provisions herein  
23 CONSULTANT shall defend and pay, at its sole expense, all costs and  
24 fees including but not limited to attorney fees, cost of investigation, and  
25 defense and settlements or awards against the Successor Agency,  
26 County of Riverside, its Agencies, Districts, Special Districts and  
27 Departments, their respective directors, officers, Board of Supervisors,  
28 elected and appointed officials, employees, agents and representatives.

1 With respect to any action or claim subject to indemnification herein  
2 by CONSULTANT, CONSULTANT shall, at their sole cost, have the right  
3 to use counsel of their own choice and shall have the right to adjust, settle,  
4 or compromise any such action or claim without the prior consent of  
5 Successor Agency and County; provided, however, that any such  
6 adjustment, settlement or compromise in no manner whatsoever limits or  
7 circumscribes CONSULTANT's indemnification to Indemnitees as set forth  
8 herein.

9 The specified insurance limits required in this Agreement shall in no  
10 way limit or circumscribe CONSULTANT's obligations to indemnify and  
11 hold harmless Indemnitees from third party claims.

12 In the event there is conflict between this clause and California Civil  
13 Code Section 2782, this clause shall be interpreted to comply with Civil  
14 Code 2782. Such interpretation shall not relieve the CONSULTANT from  
15 indemnifying the Successor Agency and County to the fullest extent  
16 allowed by law.

17 **20. ENTIRE AGREEMENT.** This Agreement is intended by the Parties hereto  
18 as a final expression of their understanding with respect to the subject matter hereof  
19 and as a complete and exclusive statement of the terms and conditions thereof and  
20 supersedes any and all prior and contemporaneous agreements and understandings,  
21 oral or written, in connection therewith. Any amounts to or clarification necessary to this  
22 Agreement shall be in writing and acknowledged by all parties to the Agreement. This  
23 Agreement may be changed or modified only upon the written consent of the Parties.

24  
25 **REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**  
26 **SIGNATURES APPEAR ON THE FOLLOWING PAGE**  
27  
28

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

4  
5 **SUCCESSOR AGENCY TO**  
6 **THE REDEVELOPMENT FOR THE**  
7 **COUNTY OF RIVERSIDE**

**AECOM**

8  
9  
10 \_\_\_\_\_  
11 Marion Ashley  
12 Chairman, Board of Supervisors

13   
14 \_\_\_\_\_  
15 Robert Simpson  
16 Senior Operations Manager

17  
18 **ATTEST:**  
19 Kecia Harper-Ihem  
20 Clerk of the Board

21  
22  
23 **APPROVED AS TO FORM:**  
24 **Gregory P. Priamos**  
25 **Agency Counsel**

26  
27  
28  
By   
\_\_\_\_\_  
Anita C. Willis, Assistant Agency Counsel

September 10, 2015

Successor Agency to the  
Redevelopment Agency to the County of Riverside  
3403 10<sup>th</sup> Street, 4<sup>th</sup> Floor  
Riverside, California 92501  
(via electronic mail)

**Subject: Work Task Proposal  
Assessment and Remedial Oversight Activities  
Mission Plaza  
5786 Mission Boulevard  
Riverside, California  
(APNs: 181-020-030 and 181-020-031)**

AECOM Technical Services, Inc. (AECOM) is pleased to submit this Work Task Proposal (WTP) to the Successor Agency to the Redevelopment Agency to the County of Riverside (Agency) to conduct Assessment and Remedial Oversight Activities for the subject Site. The scope of work described herein is based on discussions with you, and AECOM's knowledge of the project objectives.

AECOM has assembled an outstanding team of professionals with expertise in UST investigations, petroleum hydrocarbon assessments, data and safety management, laboratory analysis, and reporting. Selection of the AECOM team will provide the Agency with the following advantages:

- A project team who is familiar with the type of former fuel storage and delivery systems associated with the former facility. No "learning curve" will be required for our team to implement the proposed scope of work.
- A project team who is familiar with Riverside County Department of Environmental Health (RCDEH), the lead regulatory agency for the Site and regulatory sampling, data package, and reporting requirements.
- A project management team with a proven track record of successfully completing projects for the Agency.

We appreciate your consideration of this proposal and are eager to assist the Agency with the delivery of this project. Please feel free to contact us if you have questions or need additional information regarding this proposal.

### **Background**

The Project consists of a vacant dirt lot on the southeast corner of Mission Boulevard and Riverview Drive in Riverside, California. Historically, a gasoline service station stored and dispensed motor vehicle fuels on the Site. The former service station ceased operations and the property was redeveloped, after which the redeveloped commercial property was razed.

URS Corporation (URS) previously conducted assessments of soil and groundwater beneath the Site as due diligence for property acquisition. These assessments included performing a Phase II Environmental Site Investigation (ESI) in June 2010, an Additional Site Characterization (ASC) in November 2010, and a Supplemental Site Characterization (SSC) in October 2012.

Selected figures from each of these investigations are presented in Attachment A. Each figure shows boring locations and selected analytical results for samples collected from each boring. All analytical results are contained in reports for each investigation. Borings drilled and sampled during each investigation are shown in Figure 1 for the ESI, Figure 2 for the ASC, and Figure 3 for the SSC.

These investigations indicated that significant concentrations of hydrocarbons had primarily impacted soils located in the southern corner of the Site. During the ESI, hydrocarbons primarily occurred in the three borings (B-4, B-6, and B-7) between depths of 5 to 25 feet below ground surface (bgs). During the ASC, hydrocarbons were generally limited to one boring (DP-2) between depths of 15 to 32 feet. During the SSC, significant concentrations of hydrocarbons were limited boring DP-15 at a depth of 10 feet. The ASC and SSC indicated these hydrocarbons did not extend to groundwater below the Site or to soil near Mission Boulevard, located north and northeast of the Site. However, these investigations did not indicate the extent to which hydrocarbons had migrated west in the soil towards Riverview Road or to groundwater near this street.

It is our understanding that the Agency needs to address the hydrocarbon-impacted soils in order to proceed with property redevelopment. As a result, the Agency has asked AECOM (a URS successor company) to provide assistance in fully characterizing these soils and remediating them (as necessary), in accordance with regulatory agency requirements. Based on your recent discussions with Jeff Muller of AECOM, we propose three tasks in order to achieve this goal. These tasks include:

1. A Second Supplemental Site Characterization (SSSC) to assess the extent of hydrocarbons migrating west in the soil towards Riverview Road and to groundwater near this location;
2. As an option, assessing Site's eligibility for regulatory closure under a policy from the California State Water Resources Control Board (SWRCB) entitled "Low-Threat Underground Storage Tank Closure Policy (LTCP), dated 2012;" and
3. Providing oversight, consultation, agency interaction, and documentation as part of remedial activities to remove hydrocarbon-impacted soils below the Site.

It should be noted that the cost estimate for the services described in this proposal may vary if the impacted soils are more extensive than indicated by previous investigations, if impacted groundwater is encountered below the Site, or if assessment (such as the SSSC, below) or remedial activities encounter other unforeseen conditions. Tasks 1 through 3 and the corresponding fees are presented in subsequent sections of this document.

### ***Task 1 - Second Supplemental Site Characterization (SSSC)***

The objective of the SSSC is to complete the Site assessment and conceptual model for the Site. The proposed activities include:

- Preparation of an agency deliverable work plan;
- Site-specific health and safety plan (HSP);
- Permitting for groundwater grab sampling;
- Pre-field activities, geophysical survey, utility clearance;
- Direct-push soil borings, up to six (6) locations, depth up to 45 feet bgs;
- Soil sampling and groundwater grab sampling, field screening and soil logging;
- Analytical testing and reporting (36 samples);
- Field oversight, safety management, data QA/QC; and
- Preparation of a technical report (including closure recommendation, if warranted)

AECOM will provide project management services, field data collection, project reporting, coordination, Quality Assurance and Quality Control (QA/QC), safety management, and oversight of subcontractors. The Scope of Work is separated into five subtasks, as shown in Attachment B. These subtasks include:

- Task 1a: Project Management and Agency Interface
- Task 1b: Work Plan for Additional Assessment
- Task 1c: Health & Safety Plan, Permitting, and Pre-field Activities
- Task 1d: Field Work – Six (6) Direct Push Borings
- Task 1e: Technical Report

Assumptions used in estimating costs for each subtask are summarized below. These assumptions are described in greater detail in Attachment B.

TASK/SUBTASK	ASSUMPTIONS
1a	One 3-hour meeting with the RCDEH (including travel time), and up to 3 hours of meeting preparation.
1b	One (1) work plan. One draft and one final copy to the Agency; one final copy only to RCDEH. One (1) final work plan for the Agency and RCEHD. Revisions to the Work Plan, if required by RCDEH, will be performed on a time-and-expense, not-to-exceed basis, for an added fee of up to \$1,000/revised document. This fee is limited to revising the approach, methods, schedule, or other information in the work plan to which the RCDEH had previously agreed. This fee may vary depending on the number and type of revisions.
1c	Permit preparation and fees (RCDEH, only) for up to four (4) hydropunch borings. One (1) site specific health and safety plan; and up to four (4) approved RCDEH well permits. Permitting from other agencies will not be required.
1d	Field work for the additional assessment, three (3) days maximum. Direct-push soil borings 0-45 feet bgs (max depth), six (6) locations. Hydropunch/groundwater grab sample, maximum of four (4) locations.
1d	Laboratory analytical, 30 soil samples, 4 groundwater samples, 2 QA/QC samples - analyzed for TPH gasoline, BTEX, and oxygenates by EPA 8260B, and total lead by EPA 6010B.
1e	One (1) report. One draft and one final copy to the Agency; one final copy only to RCDEH. Revisions to the report, if required by RCDEH, will be performed on a time-and-expense, not-to-exceed, basis for an added fee of up to \$1,000/revised document. This fee is limited to making substantive document revisions, involving the background, methods, results, conclusion, and recommendation sections of the report. This fee may vary depending on the number and type of revisions.

**Task 2 - Regulatory Closure under Low-Threat Underground Storage Tank Closure Policy (LTCP)**

Data obtained during the ESI, ASC, SSC suggest eligibility for closure under this policy. Based on the investigation reports, Figures 1 through 3 (Attachment A), and laboratory documents generated for each investigation, hydrocarbons in the Site soil 1) do not exceed threshold concentrations specified in Table 1 of the LTCP; 2) have not migrated to groundwater; and 3) do not include benzene or methyl-tertiary butyl ether (MTBE) as constituents of concern. In accordance with this policy and if confirmed by the SSSC, this option will allow the hydrocarbon-impacted soils to remain in place, saving the Agency considerable time and expense. The only exception may be hydrocarbon-impacted soils occurring at shallow depths (5 to 10 feet bgs) in the vicinity of borings B-4 and B-10, since Site grading or construction activities might extend to these depths.

If the Agency elects to proceed with this option and if it is supported by the SSSC, our objective will be to use the LTCP to obtain regulatory closure for the Site. The proposed activities include,

- Having a preliminary meeting with the RCDEH to obtain concurrence for Site closure under the LTCP;
- Within the Technical Report, summarizing Site conditions meeting the LTCP and recommend Site closure under this policy; and
- Preparing a Soil Management Plan (SMP) to document procedures for maintaining the hydrocarbon-impacted soils in place and to properly handle, store, and dispose of these soils, if they are encountered during grading, construction, or maintenance work.

These activities are described under Task 2 in Attachment B. Assumptions used in estimating the cost for this task are as follows:

TASK/SUBTASK	ASSUMPTIONS
2	One (1) SMP. One draft and one final copy to the Agency; one final copy only to RCDEH. Revisions to the SMP, if required by RCDEH, will be performed on a time-and-expense, not-to-exceed, basis for an added fee of up to \$1,000/ revised document. This added fee is limited to revising the approach, methods, or other information in the SMP to which the Agency had previously agreed. This fee may vary depending on the number and type of revisions.

**Task 3 - Remedial Action Oversight and Documentation**

The purpose of this task is to assist the Agency with soil remediation. The proposed activities include:

- Modify the Site-specific HSP to include procedures suitable for remedial activities;
- Meet with the RCDEH to obtain concurrence to use the remedial method preferred by the Agency. It is our understanding that the Agency prefers excavating the hydrocarbon-impacted soils, transporting them to a licensed disposal facility, or treating these soils and reusing them to backfill the excavation.
- Prepare an agency-deliverable Corrective Action Plan (CAP) to document remedial procedures for the project;

- Provide the Agency with a draft of this document for review and approval;
- Using comments received from the Agency, finalize the work plan and submit it to the RCDEH. It is our understanding that the Agency will use the work plan to solicit bids from remedial contractors;
- If desired by the Agency, provide assistance in selecting a remedial contractor for the project;
- On behalf of the Agency, oversee and document soil excavation, disposal, and/or treatment activities;
- Perform confirmation sampling and analysis; and
- Prepare a closure report to document the completion of remedial activities at the Site.

Task 3 is separated into four subtasks as shown in Attachment B. These subtasks include:

- Task 3a: Corrective Action Plan (CAP)
- Task 3b: Subcontractor Review and Selection
- Task 3c: Remedial Planning and Oversight
- Task 3d: Closure Report

Selected assumptions used in estimating costs for each subtask are summarized below. Refer to Attachment B to view the complete list of assumptions for Task 3.

TASK/SUBTASK	ASSUMPTIONS
3a	One 3-hour meeting with the RCDEH (including travel time), and up to 3 hours of meeting preparation
	One (1) CAP. One draft and one final copy to the Agency; one final copy only to RCDEH.
	Revisions to CAP, if required by RCDEH, will be performed on a time-and-expense, not-to-exceed, basis for an added fee of up to \$1,000/document revision. This added fee is limited to revising the approach, methods, schedule, or other information in the CAP to which the RCDEH had previously agreed. This fee may vary depending on number and type of revisions.
3b	Reviewing up to three bids submitted by remedial contractors.
3c	Field work for observing remedial activities will not exceed fifteen (15) working days, based on the extent of hydrocarbon-impacted soils detected to date.
	Conventional open-pit excavation design.
	South Coast Air Quality Management District (SCAQMD) plan and notification to be conducted by remedial contractor.
	Permitting from the SCAQMD, RCDEH, and City/County, only.
3c	No more than 50 confirmation soil samples analyzed for volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH carbon chain or TPHcc), and lead on a 24-hr. basis.
	One (1) remedial excavation design. One draft and final copy to the Agency; one final copy, only, to RCDEH.
	Revisions to the remedial design, if required by RCDEH, will be performed on a time-and-expense, not-to-exceed, basis for an added fee of up to \$2,000/revised document. This fee is limited to making substantive changes to the design to which the RCDEH had previously agreed, such as as the layout of the remedial area; the size and/or position of the remedial excavation; the location of staging/storage areas; and other alterations to the remedial design. This fee may vary depending on the type and number of document revisions.



TASK/SUBTASK	ASSUMPTIONS
3d	<p>One (1) copy of closure report. One draft and one final copy to the Agency; one final copy, only, to RCDEH.</p> <p>Revisions to report, if required by RCDEH, will be performed on a time-and-expense, not-to-exceed, basis for an added fee of up to \$1,000/revised document. This fee is limited to making substantive document revisions, involving the background, methods, results, conclusion, and recommendation sections of the report. This fee may vary depending on the type and number of document revisions.</p>

**A summary of deliverables and detailed estimated cost are provided in Attachment B.** The total estimated costs to complete the scope of work described above, are **\$213,895**. These costs are listed under items 1 through 4, below:

1. Approximately **\$57,688** to perform the SSSC (Task 1); and
2. Approximately **\$6,694** to perform regulatory closure under the LTCP (Task 2), which will allow the impacted soils to remain in place;
3. Approximately **\$67,788** to perform remedial action oversight and documentation (Task 3);
4. Reimbursable expenses, totaling **\$36,725**, for all tasks, including \$4,100 for Task 1, \$300 for Task 2, and \$32,325 for Task 3; and
5. A contingency of **\$45,000** for unforeseen conditions occurring below ground. This fee will be charged on a time and materials basis as approved and directed by the Agency. Unauthorized and unused monies will not be paid by the Agency.

The estimated costs assume the following:

1. The scope of services will not vary from those described in this proposal or in Attachment B;
2. The assumptions and limitations included therein (and above) will remain in effect throughout the project; and
3. Neither impacted soils nor groundwater (in addition to those encountered during the ESI, ASC, and SSC) will be encountered during the SSSC.

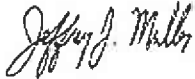
A cost and/or schedule adjustment may be necessary if changes to these assumptions occur during the course of the project.

AECOM is prepared to begin working on this project upon negotiation of mutually acceptable contract terms and receipt of written authorization to proceed. AECOM will invoice the Agency on a time and materials, not-to-exceed, basis for all Tasks.

The Successor Agency to the  
Redevelopment Agency to the County of Riverside  
Page 7

AECOM appreciates this opportunity to provide services to the Agency. Should you have any questions or require additional information, please contact Jeff Muller at (909) 285-3457 or ([jeff.muller@aecom.com](mailto:jeff.muller@aecom.com)).

Sincerely,  
AECOM Technical Services, Inc.



Jeffrey J. Muller, PG  
Senior Geologist



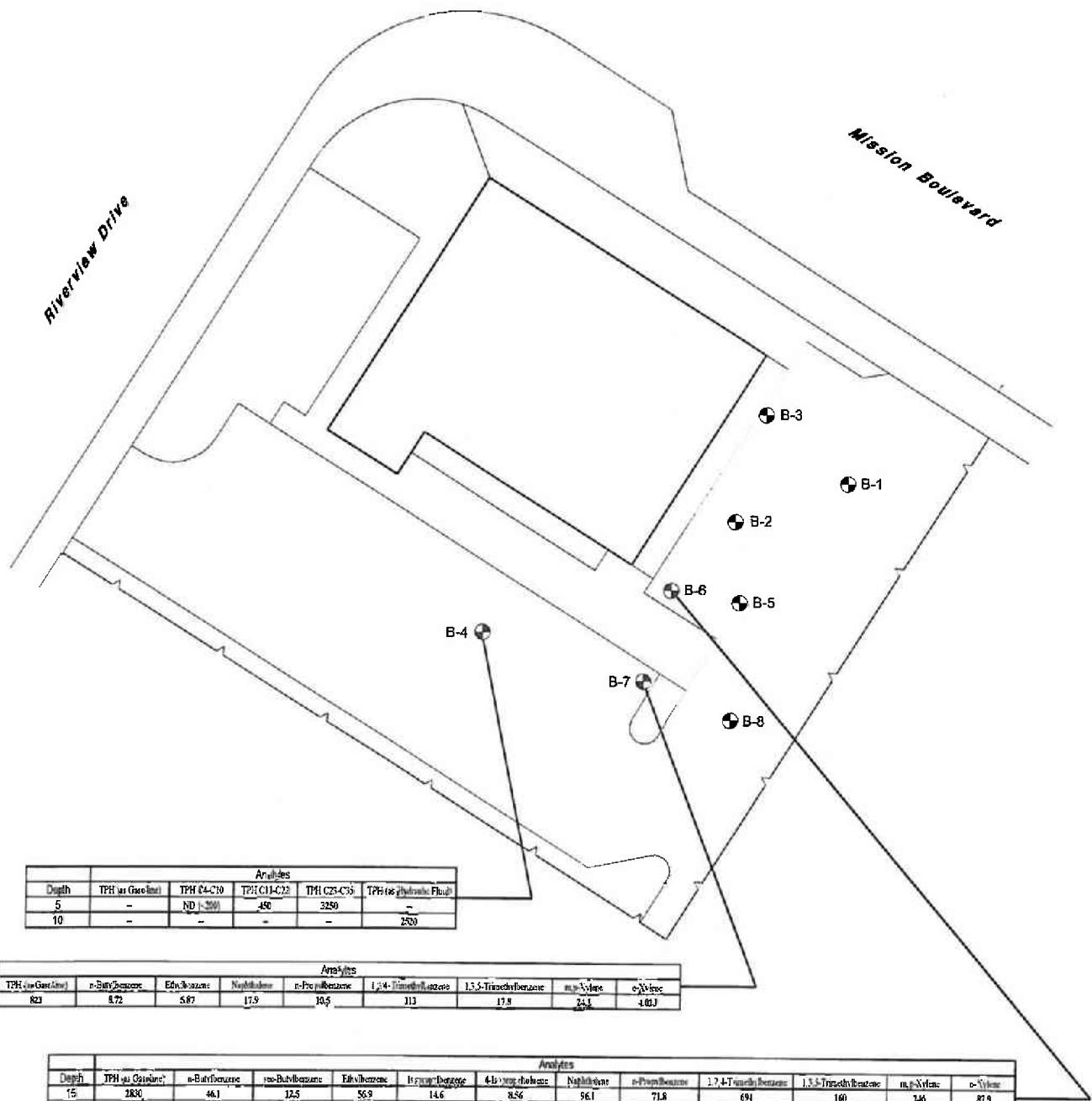
Robert Simpson  
Senior Operations Manager

**Attachments:**

- A – Figures, Previous Site Investigations
- B – Task Pricing Worksheet, County of Riverside the Agency, Mission Plaza, Cost Estimate Summary

**ATTACHMENT A**  
**FIGURES**  
**PREVIOUS SITE INVESTIGATIONS**

# ENVIRONMENTAL SITE INVESTIGATION



NOTE: ONLY THOSE SAMPLES WITH POSITIVE DETECTIONS ARE PRESENTED. ALL OTHERS WERE NON-DETECT FOR ALL.



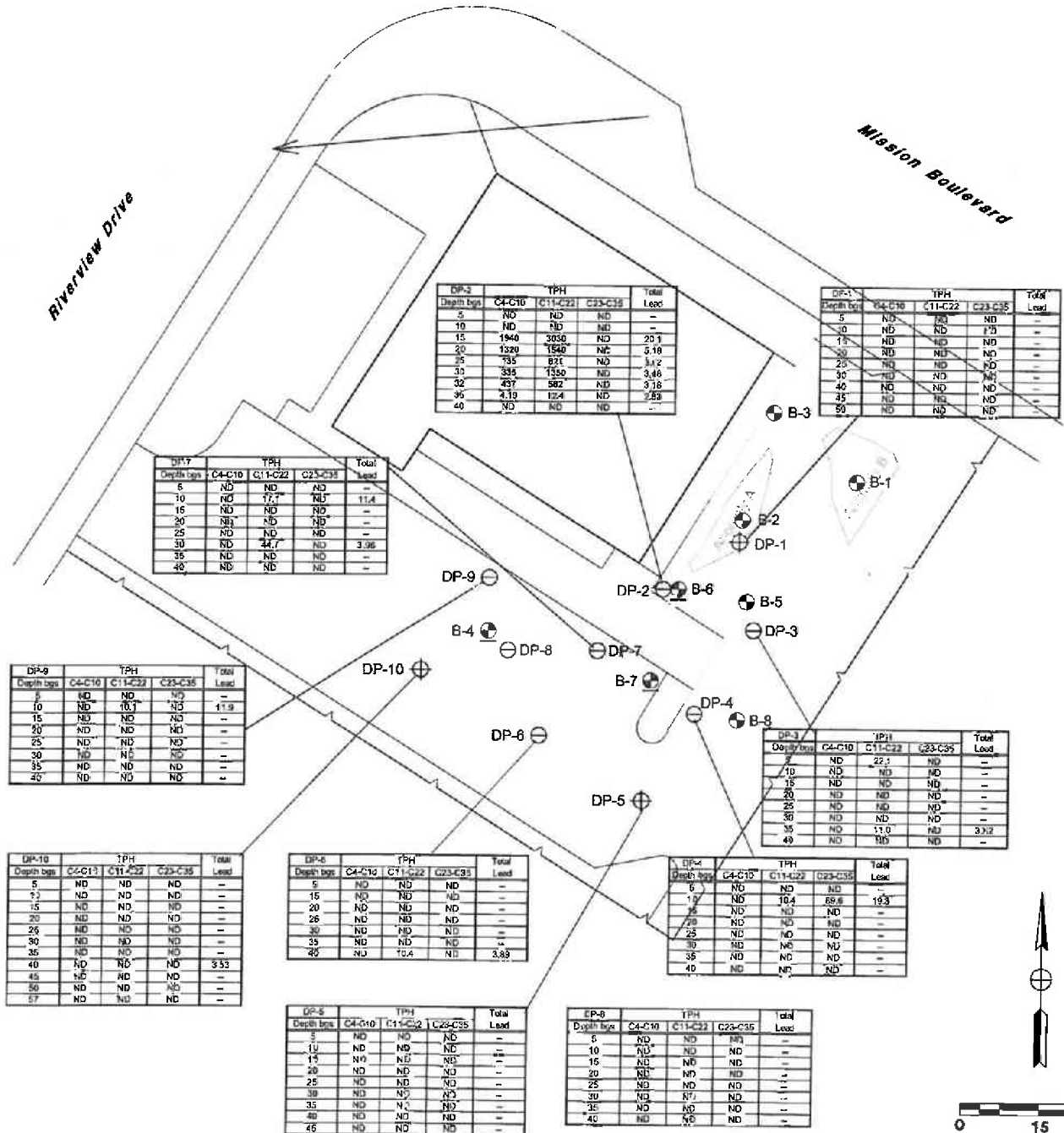
ANALYTICAL RESULTS MAP, June 2010  
5786 Mission Boulevard  
Riverside, California

Figure 1

**LEGEND:**

**ADDITIONAL SITE CHARACTERIZATION**

- ⊖ Soil Boring Location - To Capillary Fringe
- ⊕ Soil Boring Location - To Groundwater
- ⊗ Previous Soil Boring Location (June 2010) - Non-Detect
- ⊙ Previous Soil Boring Location (June 2010) - Positive Detection of TPH (and VOCs in B-6, B-7)
- ↙ Groundwater Flow Direction (Inferred From Monitoring Data for 5804 Mission Blvd)



Note: All samples collected from boring locations DP-1, DP-5, DP-8, and DP-10 were non-detect for all analytes. All results in mg/kg. TPH = total petroleum hydrocarbons



ANALYTICAL RESULTS MAP, November 2010

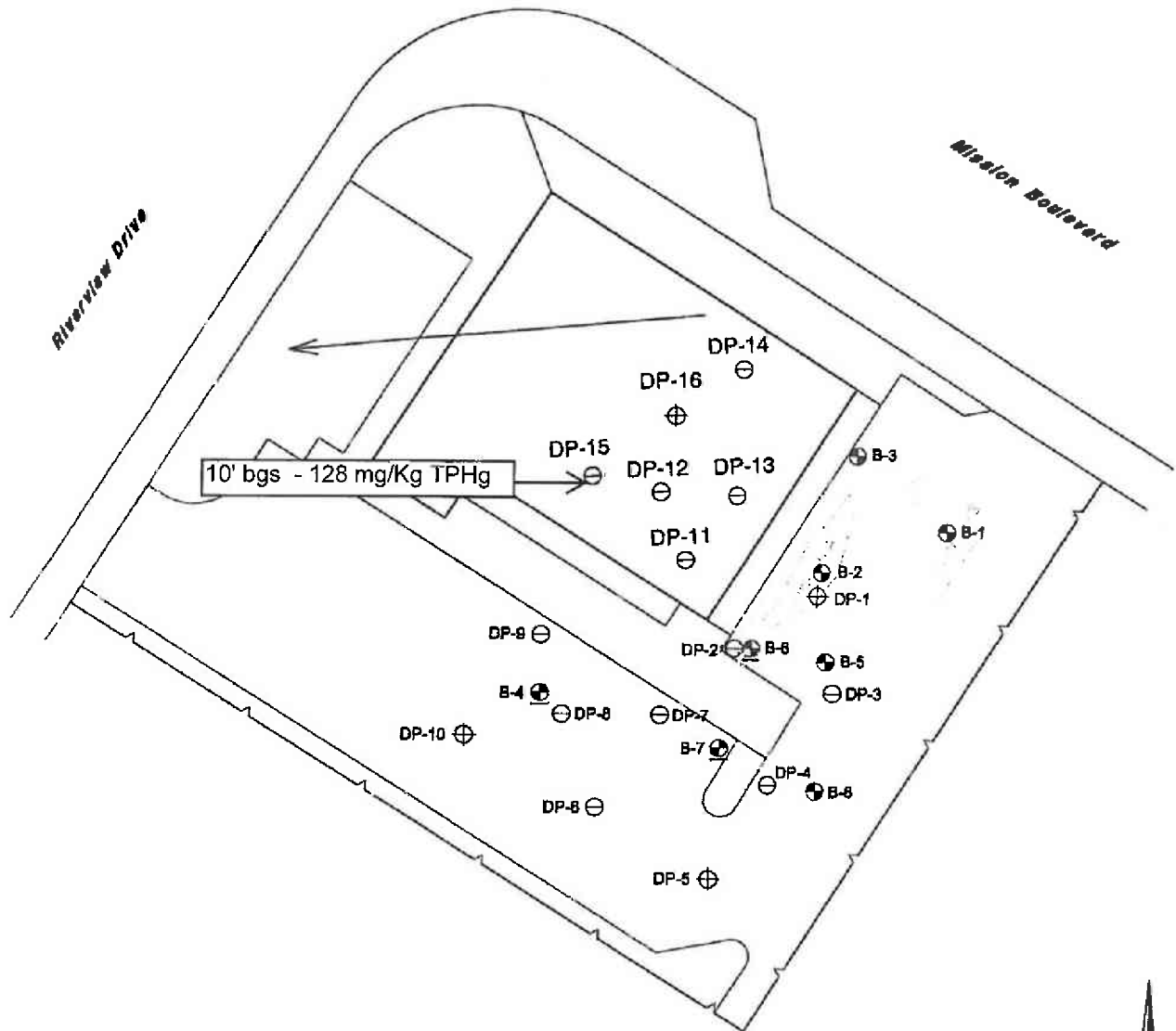
5786 Mission Boulevard  
Riverside, California

Figure 2

**LEGEND:**

# SUPPLEMENTAL SITE CHARACTERIZATION

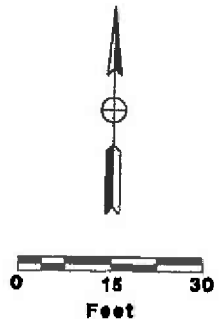
- ⊖ Soil Boring Location - To Capillary Fringe
- ⊕ Soil Boring Location - To Groundwater
- ⊙ Previous Soil Boring Location (June 2010) - Non-Detect
- ⊗ Previous Soil Boring Location (June 2010) - Positive Detection of TPH (and VOCs in B-6, B-7)
- ↙ Groundwater Flow Direction (Inferred From Monitoring Data for 5804 Mission Blvd)



**LEGEND:**

bgs - below ground surface  
mg/Kg - milligrams/Kilogram  
TPHg - Total Petroleum Hydrocarbons as gasoline

Note: June 2010 soil results were all non-detect at all locations except B-4, B-6, and B-7.



**BORING LOCATION MAP**

5786 Mission Boulevard  
Riverside, California

Figure 3

**ATTACHMENT B**  
TASK PRICING WORKSHEET  
THE SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY TO THE COUNTY OF RIVERSIDE  
MISSION PLAZA  
COST ESTIMATE SUMMARY

## TASK PRICING WORKSHEET

The Successor Agency to the Redevelopment Agency to the County of Riverside (Agency)  
Mission Plaza  
September 10, 2015

### COST ESTIMATE SUMMARY

**CONFIDENTIAL - FOR AGENCY USE ONLY**

Task	Task Name	Total AECOM Labor	Sub-contractors	Total Task Fees	AECOM Reimbursable Expenses	Grand Total
<b>TASK 1</b>	<b>SECOND SUPPLEMENTAL SITE INVESTIGATION</b>	<b>\$36,080</b>	<b>\$21,608</b>	<b>\$57,688</b>	<b>\$4,100</b>	<b>\$81,788</b>
Task 1a	Project Management and Agency Interface	\$7,266	\$0	\$7,266	\$300	\$7,566
Task 1b	Work Plan for Additional Assessment	\$4,719	\$0	\$4,719	\$450	\$5,169
Task 1c	Health & Safety Plan, Permitting, and Pre-field Activities	\$8,646	\$0	\$8,646	\$1,500	\$10,146
Task 1d	Field Work - Six (6) Direct Push Borings	\$10,307	\$21,608	\$31,915	\$1,550	\$33,465
Task 1e	Technical/Closure Report	\$5,143	\$0	\$5,143	\$300	\$5,443
<b>TASK 2</b>	<b>LOW-THREAT RISK CLOSURE (OPTIONAL)</b>	<b>\$6,694</b>	<b>\$0</b>	<b>\$6,694</b>	<b>\$300</b>	<b>\$6,994</b>
Task 2	Soil Management Plan and Agency Interface	\$6,694	\$0	\$6,694	\$300	\$6,994
<b>TASK 3</b>	<b>REMEDIATION ACTION OVERSIGHT AND DOCUMENTATION</b>	<b>\$67,788</b>	<b>\$0</b>	<b>\$67,788</b>	<b>\$33,325</b>	<b>\$100,113</b>
Task 3a	Corrective Action Plan	\$12,408	\$0	\$12,408	\$500	\$12,908
Task 3b	Subcontractor Review and Selection	\$1,980	\$0	\$1,980	\$300	\$2,280
Task 3c	Remedial Planning and Oversight	\$45,914	\$0	\$45,914	\$31,025	\$76,939
Task 3d	Closure Report	\$7,486	\$0	\$7,486	\$500	\$7,986
<b>SUBTOTAL (TASKS 1 - 3)</b>		<b>\$110,562</b>	<b>\$21,608</b>	<b>\$132,169</b>	<b>\$36,725</b>	<b>\$168,895</b>
Contingency		\$0	\$0	\$0	\$0	\$45,000
						<b>\$213,895</b>

**AECOM**



**TASK PRICING WORKSHEET**

The Successor Agency to the Redevelopment Agency to the County of Riverside (Agency)  
Mission Plaza

September 10, 2015

**CONFIDENTIAL - FOR AGENCY USE ONLY**

Authors: Jeff Muller and Todd McFarland

<b>Task 1a: Project Management and Agency Interface</b>	
<b>Work Description:</b>	This task consists of project management and coordination with the Agency, the regulatory agency [currently identified as County of Riverside, Department of Environmental Health (RCDEH)], and other stakeholders to ensure the project is performed and completed on schedule and within budget, and any out of scope work is identified and pre-approval of a change order is secured from the Agency prior to conducting the work. AECOM will ensure that data QA/QC, and Health and Safety are maintained. Regular project updates, communication and invoicing are also included in this task. Interface with the RCDEH is limited to one 3-hour meeting (including travel time) and up to 3 hours of meeting preparation.

**PROFESSIONAL FEES**

Staff Level	Description of Responsibilities	Hourly Rate	Estimated Hours	Total Labor
VP / Principal		\$205		\$0
Program Director / Senior Technical		\$190		\$0
Senior Project Manager		\$180		\$0
Senior Engineer		\$180		\$0
Senior Project Director	Program management	\$180	10	\$1,800
Mid Level PM		\$180		\$0
Senior Scientist		\$160		\$0
Task Project Manager	Attend project meetings, conferences, calls, correspondence	\$145	18	\$2,610
Senior Project Controls		\$145		\$0
Mid-level Scientist		\$145		\$0
Mid-level Engineer		\$145		\$0
Junior Project Manager	Financial tracking and management	\$130	14	\$1,820
Task Manager		\$0		\$0
CADD, GIS, EquiS Designer III		\$130		\$0
Junior Scientist		\$115		\$0
Junior Engineer		\$115		\$0
Project Administrator III		\$115		\$0
Junior Project Controls		\$105		\$0
Entry Level Engineer		\$105		\$0
Technician IV		\$105		\$0
CADD, GIS, EquiS Designer II		\$105		\$0
Scientist II		\$90		\$0
Scientist I		\$75		\$0
Technician III		\$75		\$0
CADD, GIS, EquiS Designer I		\$75		\$0
Project Administrator II	Billing, document management	\$75	5	\$375
<b>Labor Subtotal</b>			<b>47</b>	<b>\$6,605</b>
<b>10% Contingency</b>				<b>\$661</b>
<b>Labor Total</b>				<b>\$7,266</b>

**REIMBURSED EXPENSES**

Expense Item	Description	Unit Rate	Number of Units	Total Cost
1	Plan reproduction / copies	\$50	6	\$300
<b>Reimbursed Expense Total</b>				<b>\$300</b>

**SUBCONTRACTORS**

Service Item	Description	Unit Rate	Number of Units	Total Cost
1	None	\$0	.00	\$0
<b>Other Charges Total</b>				<b>\$0</b>

<b>ESTIMATED TASK TOTAL</b>	<b>\$7,566</b>
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**TASK PRICING WORKSHEET**

The Successor Agency to the Redevelopment Agency to the County of Riverside (Agency)  
Mission Plaza

September 10, 2015

**CONFIDENTIAL - FOR AGENCY USE ONLY**

Author: Jeff Muller and Todd McFarland

**Task 1b: Work Plan for Additional Assessment**

Work Description:

This task includes the preparation of a RCDEH deliverable work plan, which details the proposed scope of work and specifies the objectives. One (1) client draft review and revisions are included.

**Deliverable(s):** One (1) work plan (one client draft, and one final RCDEH deliverable). Revisions to the work plan, if required by the RCDEH, will be performed on a time-and-expense, not-to-exceed basis, for an added fee of up to \$1,000/revised document. This fee is limited to revising the approach, methods, schedule, or other information in the work plan to which the RCDEH had previously agreed. This fee may vary depending on the number and type of revisions.

**PROFESSIONAL FEES**

Staff Level	Description of Responsibilities	Hourly Rate	Estimated Hours	Total Labor
VP / Principal		\$205		\$0
Program Director / Senior Technical		\$190		\$0
Senior Project Manager		\$180		\$0
Senior Engineer		\$180		\$0
Senior Project Director	Senior review and oversight	\$180	2	\$360
Mid Level PM		\$160		\$0
Senior Scientist		\$160		\$0
Task Project Manager	Review/prepare work plan	\$145	7	\$1,015
Senior Project Controls		\$145		\$0
Mid-level Scientist		\$145		\$0
Mid-level Engineer	Prepare work plan	\$145	14	\$2,030
Junior Project Manager		\$130		\$0
Task Manager		\$0		\$0
CADD, GIS, EQUiS Designer III		\$130		\$0
Junior Scientist		\$115		\$0
Junior Engineer		\$115		\$0
Project Administrator III		\$115		\$0
Junior Project Controls		\$105		\$0
Entry Level Engineer		\$105		\$0
Technician IV		\$105		\$0
CADD, GIS, EQUiS Designer II	Review/edit figures	\$105	2	\$210
Scientist II		\$90		\$0
Scientist I		\$75		\$0
Technician III		\$75		\$0
CADD, GIS, EQUiS Designer I	Prepare figures for work plan and permitting (1 hour of revisions)	\$75	5	\$375
Project Administrator II	Editorial review and technical QA/QC	\$75	4	\$300
Technician III		\$60		\$0
Project Administrator I		\$60		\$0
<b>Labor Total</b>			<b>34</b>	<b>\$4,290</b>
<b>10% Contingency</b>				<b>\$429</b>
<b>Labor Total</b>				<b>\$4,719</b>

**REIMBURSED EXPENSES**

Expense Item	Description	Unit Rate	Number of Units	Total Cost
1	Plan reproduction / copies	\$50	9	\$450
2	Vehicle (day)	\$100		\$0
<b>Reimbursed Expense Total</b>				<b>\$450</b>

**SUBCONTRACTORS**

Service Item	Description	Unit Rate	Number of Units	Total Cost
1	None		.00	\$0
<b>Other Charges Total</b>				<b>\$0</b>

**ESTIMATED TASK TOTAL            \$5,169**



**TASK PRICING WORKSHEET**

The Successor Agency to the Redevelopment Agency to the County of Riverside (Agency)  
Mission Plaza

September 10, 2015

**CONFIDENTIAL - FOR AGENCY USE ONLY**

Author: Jeff Muller and Todd McFarland

<b>Work Description:</b>	<b>Task 1c: Health &amp; Safety Plan, Permitting, and Pre-field Activities</b>
	This task includes the preparation of a site-specific Health and Safety Plan (HASP). AECOM will prepare a HASP that addresses general hazards and safety procedures in addition to potential hazards associated with the subject site.
	Permit preparation and fees (RCDEH, only) for up to four (4) hydropunch borings
	Pre-field activities: Coordination and logistics for field work, pre-job site walk, subcontractor management, scheduling and waste management coordination.
	<b>Deliverable(s):</b> One (1) site specific health and safety plan; and up to four (4) approved RCDEH well permits. Permitting from other agencies will not be required.

**PROFESSIONAL FEES**

Staff Level	Description of Responsibilities	Hourly Rate	Estimated Hours	Total Labor
VP / Principal		\$205		\$0
Program Director / Senior Technical		\$190		\$0
Senior Project Manager		\$180		\$0
Senior Engineer		\$180		\$0
Senior Project Director	Senior review and oversight	\$180	2	\$360
Mid Level PM		\$160		\$0
Senior Scientist	HASP Review and Approval	\$160	2	\$320
Task Project Manager	Pre-field coordination, permit application review	\$145	20	\$2,900
Senior Project Controls		\$145		\$0
Mid-level Scientist		\$145		\$0
Mid-level Engineer	Pre-field planning, and permitting	\$145	14	\$2,030
Junior Project Manager		\$130		\$0
Task Manager		\$0		\$0
CADD, GIS, EQuIS Designer III		\$130		\$0
Junior Scientist	Permitting support	\$115	4	\$460
Junior Engineer		\$115		\$0
Project Administrator III	HASP reproduction	\$115	2	\$230
Junior Project Controls		\$105		\$0
Entry Level Engineer		\$105		\$0
Technician IV		\$105		\$0
CADD, GIS, EQuIS Designer II	Review of Figures	\$105	2	\$210
Scientist II		\$90		\$0
Scientist I	HASP preparation	\$75	12	\$900
Technician III		\$75		\$0
CADD, GIS, EQuIS Designer I	Prepare figures for work plan and permitting	\$75	4	\$300
Project Administrator II	Word Processing	\$75	2	\$150
Technician III		\$60		\$0
Project Administrator I		\$60		\$0
<b>Labor Total</b>			<b>64</b>	<b>\$7,860</b>
<b>10% Contingency</b>				<b>\$786</b>
<b>Labor Total</b>				<b>\$8,646</b>

**REIMBURSED EXPENSES**

Expense Item	Description	Unit Rate	Number of Units	Total Cost
1	Plan reproduction / copies	\$50	5	\$250
2	Vehicle (day)	\$100	3	\$300
3	Permit fees	\$200	4	\$800
4	Field expenses	\$50	3	\$150
<b>Reimbursed Expense Total</b>				<b>\$1,500</b>

**SUBCONTRACTORS**

Service Item	Description	Unit Rate	Number of Units	Total Cost
1	None		.00	\$0
<b>Other Charges Total</b>				<b>\$0</b>

**ESTIMATED TASK TOTAL \$10,146**

**AECOM**



**TASK PRICING WORKSHEET**

The Successor Agency to the Redevelopment Agency to the County of Riverside (Agency)  
Mission Plaza

September 10, 2015

Author: Jeff Muller and Todd McFarland

**CONFIDENTIAL - FOR AGENCY USE ONLY**

Work Description:	<b>Task 1d: Field Work - Six (6) Direct Push Borings</b>
	<p>This task consists of the field work for the additional assessment, which will require up to 3 days to perform, based on items 1 through 7, below.</p> <ol style="list-style-type: none"> <li>1) Geophysical survey, full site survey and utility clearance, including 811 DigAlert notification</li> <li>2) Hole/utility clearance 0-5 feet bgs, six (6) locations</li> <li>3) Direct-push soil borings 0-45 feet bgs (max depth), six (6) locations</li> <li>4) Log/PID screening, collect soil samples at 2 fbs, and every 5 feet to total depth, max. 60 samples</li> <li>5) Hydro-punch/groundwater grab sample, maximum of four (4) locations</li> <li>6) Laboratory analytical, 30 soil samples, 4 groundwater samples, 2 QA/QC samples - analyzed for TPH gasoline, BTEX, and organates by EPA 8260B, and total lead by EPA 6010B</li> <li>7) Post-field documentation and waste management</li> </ol> <p><b>Deliverable(s):</b> None</p>

**PROFESSIONAL FEES**

Staff Level	Description of Responsibilities	Hourly Rate	Estimated Hours	Total Labor
VP / Principal		\$205		\$0
Program Director / Senior Technical		\$190		\$0
Senior Project Manager		\$180		\$0
Senior Engineer		\$180		\$0
Senior Project Director	Field data review and management	\$180	1	\$180
Mid Level PM		\$160		\$0
Senior Scientist		\$160		\$0
Task Project Manager	PG review and oversight, field management	\$145	12	\$1,740
Senior Project Controls		\$145		\$0
Mid-level Scientist		\$145		\$0
Mid-level Engineer		\$145		\$0
Junior Project Manager	Field management and field audit supervision	\$130	16	\$2,080
Task Manager		\$0		\$0
CADD, GIS, EQuIS Designer III		\$130		\$0
Junior Scientist	Field geologist, sample collection, site safety officer	\$115	42	\$4,830
Junior Engineer		\$115		\$0
Project Administrator III		\$115		\$0
Junior Project Controls		\$105		\$0
Entry Level Engineer		\$105		\$0
Technician IV		\$105		\$0
CADD, GIS, EQuIS Designer II		\$105		\$0
Scientist II	Boring log review and preparation	\$90	6	\$540
Scientist I		\$75		\$0
Technician III		\$75		\$0
CADD, GIS, EQuIS Designer I		\$75		\$0
Project Administrator II		\$75		\$0
Technician II		\$60		\$0
Project Administrator I		\$60		\$0
<b>Labor Total</b>			<b>77</b>	<b>\$9,370</b>
<b>10% Contingency</b>				<b>\$937</b>
<b>Labor Total</b>				<b>\$10,307</b>

**REIMBURSED EXPENSES**

Expense Item	Description	Unit Rate	Number of Units	Total Cost
1	Vehicle (day)	\$100	5	\$500.00
2	Field expenses, expendible	\$50	5	\$250.00
3	5-Gas Meter, Rental	\$100	5	\$500.00
4	55-gallon drums, new	\$75	4	\$300.00
<b>Reimbursed Expense Total</b>				<b>\$1,550.00</b>

**SUBCONTRACTORS**

Service Item	Description	Unit Rate	Number of Units	Total Cost
1	Geophysical surveyor	\$2,185.00	1.00	\$ 2,185.00
2	Drilling contractor	\$13,225.00	1.00	\$ 13,225.00
3	Portable sanitation services	\$287.50	1.00	\$ 287.50
4	*Petroleum impacted, non-haz soil - transport & disposal	\$275.00	3.00	\$ 825.00
5	*Petroleum impacted, non-haz liquid - transport & disposal	\$225.00	1.00	\$ 225.00
6	Laboratory Services (30 soil, 4 GW, 2 QA/QC) - Standard TAT	\$135.00	36.00	\$ 4,860.00
<b>Other Charges Total</b>				<b>\$ 21,607.50</b>

**ESTIMATED TASK TOTAL \$ 33,464.50**

\*Waste T&D: Based on transportation and disposal of non-hazardous soils and rinseate water impacted with petroleum hydrocarbons. Units are 55-gallon drum. Disposal/recycling/treatment facility is to be determined



### TASK PRICING WORKSHEET

The Successor Agency to the Redevelopment Agency to the County of Riverside (Agency)  
Mission Plaza

September 10, 2015

**CONFIDENTIAL - FOR AGENCY USE ONLY**

Author: Jeff Muller and Todd McFarland

<p><b>Task 1e: Technical/Closure Report</b></p> <p>Work Description:</p>	<p>This task consists of preparing the technical report of findings and recommendations for further action (including regulatory closure), if applicable. One (1) draft report for the Agency review and one (1) final report for the Agency and the RCEHD.</p> <p><b>Deliverable(s):</b> Submit one (1) Technical/Closure report. Revisions to the report, if required by RCDEH, will be performed on a time-and-expense, not-to-exceed, basis for an added fee of up to \$1,000/revised document. This fee is limited to making substantive document revisions, involving the background, methods, results, conclusion, and recommendation sections of the report. This fee may vary depending on type and number of revisions.</p>
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#### PROFESSIONAL FEES

Staff Level	Description of Responsibilities	Hourly Rate	Estimated Hours	Total Labor
VP / Principal		\$205		\$0
Program Director / Senior Technical		\$190		\$0
Senior Project Manager		\$180		\$0
Senior Engineer		\$180		\$0
Senior Project Director	Senior review of document	\$180	2	\$360
Mid Level PM		\$160		\$0
Senior Scientist		\$160		\$0
Task Project Manager	Technical and PG review of document	\$145	3	\$435
Senior Project Controls		\$145		\$0
Mid-level Scientist		\$145		\$0
Mid-level Engineer		\$145		\$0
Junior Project Manager	Prepare technical report	\$130	10	\$1,300
Task Manager		\$0		\$0
CADD, GIS, EQuIS Designer III	Review figures	\$130	2	\$260
Junior Scientist		\$115		\$0
Junior Engineer	Prepare technical report	\$115	13	\$1,495
Project Administrator III		\$115		\$0
Junior Project Controls		\$105		\$0
Entry Level Engineer		\$105		\$0
Technician IV		\$105		\$0
CADD, GIS, EQuIS Designer II	Prepare figures	\$105	5	\$525
Scientist II		\$90		\$0
Scientist I		\$75		\$0
Technician III		\$75		\$0
CADD, GIS, EQuIS Designer I		\$75		\$0
Project Administrator II	Editorial review and technical QA/QC	\$75	4	\$300
Technician I/II		\$60		\$0
Project Administrator I		\$60		\$0
<b>Labor Total</b>			<b>39</b>	<b>\$4,675</b>
<b>10% Contingency</b>				<b>\$468</b>
<b>Labor Total</b>				<b>\$5,143</b>

#### REIMBURSED EXPENSES

Expense Item	Description	Unit Rate	Number of Units	Total Cost
1	Plan reproduction / copies	\$50	6	\$300
<b>Reimbursed Expense Total</b>				<b>\$300</b>

#### SUBCONTRACTORS

Service Item	Description	Unit Rate	Number of Units	Total Cost
1	None			\$0
<b>Other Charges Total</b>				<b>\$0</b>

<b>ESTIMATED TASK TOTAL</b>	<b>\$5,443</b>
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## TASK PRICING WORKSHEET

The Successor Agency to the Redevelopment Agency to the County of Riverside (Agency)  
Mission Plaza

September 10, 2015

**CONFIDENTIAL - FOR AGENCY USE ONLY**

Author: Jeff Muller and Todd McFarland

<b>Task 2: Low Threat Risk Closure</b>	<p>This task consists of attending one 2-hr. meeting (including travel) with the RCDEH and preparing a soils management plan (SMP). One (1) draft SMP for EDA review and one (1) final SMP for the Agency and the RCDEH.</p> <p><b>Deliverable(s):</b> Submit one (1) SMP. Revisions to the SMP, if required by RCDEH, will be performed on a time-and-expense, not-to-exceed, basis for an added fee of up to \$1,000/revised document. This added fee is limited to revising the approach, methods, schedule, or other information in the SMP to which the RCDEH had previously agreed. This fee may vary pending the number and type of revisions required.</p>
<b>Work Description:</b>	

### PROFESSIONAL FEES

Staff Level	Description of Responsibilities	Hourly Rate	Estimated Hours	Total Labor
VP / Principal		\$205		\$0
Program Director / Senior Technical		\$190		\$0
Senior Project Manager		\$180		\$0
Senior Engineer		\$180		\$0
Senior Project Director	Senior review of document	\$180	2	\$360
Mid Level PM		\$160		\$0
Senior Scientist		\$160		\$0
Task Project Manager	Agency Interface and Technical and PG review of SMP	\$145	12	\$1,740
Senior Project Controls		\$145		\$0
Mid-level Scientist		\$145		\$0
Mid-level Engineer		\$145		\$0
Junior Project Manager	Prepare soils mgmt plan and modify closure report	\$130	10	\$1,300
Task Manager		\$0		\$0
CADD, GIS, EQuIS Designer III	Review figures	\$130	2	\$260
Junior Scientist		\$115		\$0
Junior Engineer	Prepare soils mgmt plan	\$115	13	\$1,495
Project Administrator III		\$115		\$0
Junior Project Controls		\$105		\$0
Entry Level Engineer		\$105		\$0
Technician IV		\$105		\$0
CADD, GIS, EQuIS Designer II	Prepare figures	\$105	6	\$630
Scientist II		\$90		\$0
Scientist I		\$75		\$0
Technician III		\$75		\$0
CADD, GIS, EQuIS Designer I		\$75		\$0
Project Administrator II	Editorial review and technical QA/QC	\$75	4	\$300
Technician I/II		\$60		\$0
Project Administrator I		\$60		\$0
<b>Labor Total</b>			<b>49</b>	<b>\$6,085</b>
<b>10% Contingency</b>				<b>\$609</b>
<b>Labor Total</b>				<b>\$6,694</b>

### REIMBURSED EXPENSES

Expense Item	Description	Unit Rate	Number of Units	Total Cost
1	Plan reproduction / copies	\$50	6	\$300
<b>Reimbursed Expense Total</b>				<b>\$300</b>

### SUBCONTRACTORS

Service Item	Description	Unit Rate	Number of Units	Total Cost
1	None			\$0
<b>Other Charges Total</b>				<b>\$0</b>

<b>ESTIMATED TASK TOTAL</b>	<b>\$6,994</b>
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### TASK PRICING WORKSHEET

The Successor Agency to the Redevelopment Agency to the County of Riverside (Agency)  
Mission Plaza

September 10, 2015

**CONFIDENTIAL - FOR AGENCY USE ONLY**

Author: Jeff Muller and Todd McFarland

<b>Task 3a: Corrective Action Plan</b>	<p><b>Work Description:</b> This task consists of preparing a technical report evaluating remedial options and outlining recommendations for remedial action. The task includes communication with the RCDEH; and prepare for (3 hours) and attend one (1) 3-hour (including travel time) meeting with RCDEH to determine site specific remedial objectives and cleanup criteria.</p> <p><b>Deliverable(s):</b> Submit one (1) final Corrective Action Plan (CAP) to the RCDEH, including client draft review. Revisions to CAP, if required by RCDEH, will be performed on a time-and-expense, not-to-exceed, basis for an added fee of up to \$1,000/document revision. This added fee is limited to revising the approach, methods, schedule, or other information in the CAP to which the RCDEH had previously agreed. This fee may vary depending on the number and type of revisions.</p>
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#### PROFESSIONAL FEES

Staff Level	Description of Responsibilities	Hourly Rate	Estimated Hours	Total Labor
VP / Principal		\$205		\$0
Program Director / Senior Technical		\$190		\$0
Senior Project Manager		\$180		\$0
Senior Engineer		\$180		\$0
Senior Project Director	Senior review of CAP	\$180	6	\$1,080
Mid Level PM		\$160		\$0
Senior Scientist		\$160		\$0
Task Project Manager	Technical and PG review, prepare for and attend agency meeting	\$145	22	\$3,190
Senior Project Controls		\$145		\$0
Mid-level Scientist		\$145		\$0
Mid-level Engineer		\$145		\$0
Junior Project Manager	Prepare technical report	\$130	18	\$2,340
Task Manager		\$0		\$0
CADD, GIS, EQuIS Designer III	Review figures	\$130	2	\$260
Junior Scientist		\$115		\$0
Junior Engineer	Prepare technical report	\$115	24	\$2,760
Project Administrator III		\$115		\$0
Junior Project Controls		\$105		\$0
Entry Level Engineer		\$105		\$0
Technician IV		\$105		\$0
CADD, GIS, EQuIS Designer II	Prepare figures	\$105	10	\$1,050
Scientist II		\$90		\$0
Scientist I		\$75		\$0
Technician III		\$75		\$0
CADD, GIS, EQuIS Designer I		\$75		\$0
Project Administrator II	Editorial review and technical QA/QC	\$75	8	\$600
Technician II		\$60		\$0
Project Administrator I		\$60		\$0
<b>Labor Total</b>			<b>90</b>	<b>\$11,280</b>
<b>10% Contingency</b>				<b>\$1,128</b>
<b>Labor Total</b>				<b>\$12,408</b>

#### REIMBURSED EXPENSES

Expense Item	Description	Unit Rate	Number of Units	Total Cost
1	Plan reproduction / copies	\$50	6	\$300
2	Vehicle (day)	\$100	2	\$200
<b>Reimbursed Expense Total</b>				<b>\$500</b>

#### SUBCONTRACTORS

Service Item	Description	Unit Rate	Number of Units	Total Cost
1	None			\$0
<b>Other Charges Total</b>				<b>\$0</b>

<b>ESTIMATED TASK TOTAL</b>	<b>\$12,908</b>
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### TASK PRICING WORKSHEET

The Successor Agency to the Redevelopment Agency to the County of Riverside (Agency)  
Mission Plaza

September 10, 2015

**CONFIDENTIAL - FOR AGENCY USE ONLY**

Author: Jeff Muller and Todd McFarland

**Task 3b: Subcontractor Review and Selection**

Work Description:

This task consists of subcontractor bid review and client summary. Assumes reviewing up to three contractor bids.

#### PROFESSIONAL FEES

Staff Level	Description of Responsibilities	Hourly Rate	Estimated Hours	Total Labor
VP / Principal		\$205		\$0
Program Director / Senior Technical		\$190		\$0
Senior Project Manager		\$180		\$0
Senior Engineer		\$180		\$0
Senior Project Director	Subcontractor review	\$180	2	\$360
Mid Level PM		\$160		\$0
Senior Scientist		\$160		\$0
Task Project Manager	Assist and review subcontractors for client	\$145	4	\$580
Senior Project Controls		\$145		\$0
Mid-level Scientist		\$145		\$0
Mid-level Engineer		\$145		\$0
Junior Project Manager	Review subcontractor bids	\$130	8	\$1,040
Task Manager		\$0		\$0
CADD, GIS, EQuIS Designer III		\$130		\$0
Junior Scientist		\$115		\$0
Junior Engineer		\$115		\$0
Project Administrator III		\$115		\$0
Junior Project Controls		\$105		\$0
Entry Level Engineer		\$105		\$0
Technician IV		\$105		\$0
CADD, GIS, EQuIS Designer II		\$105		\$0
Scientist II		\$90		\$0
Scientist I		\$75		\$0
Technician III		\$75		\$0
CADD, GIS, EQuIS Designer I		\$75		\$0
Project Administrator II		\$75		\$0
Technician I/II		\$60		\$0
Project Administrator I		\$60		\$0
<b>Labor Total</b>			<b>14</b>	<b>\$1,980</b>

#### REIMBURSED EXPENSES

Expense Item	Description	Unit Rate	Number of Units	Total Cost
1	Plan Reproduction/Copies	\$50	6	\$300
<b>Reimbursed Expense Total</b>				<b>\$300</b>

#### SUBCONTRACTORS

Service Item	Description	Unit Rate	Number of Units	Total Cost
1	None			
<b>Other Charges Total</b>				<b>\$0</b>

**ESTIMATED TASK TOTAL                      \$2,280**



**TASK PRICING WORKSHEET**

The Successor Agency to the Redevelopment Agency to the County of Riverside (Agency)  
Mission Plaza

September 10, 2015

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Author: Jeff Muller and Todd McFarland

Work Description:	<p><b>Task 3c: Remedial Planning and Oversight</b></p> <p>This task consists of technical project review, planning, permitting, and oversight of a limited remedial excavation. Detailed tasks include: compliance air monitoring, confirmation soil sampling, agency and client oversight, site-specific health and safety plan, permit planning, site oversight and safety management, soil screening and separation, backfill observation. Maximum of 15 field days. AECOM will ensure that data QA/QC of data directly under AECOM's control. Regular project updates, communication and invoicing are also included in this task.</p> <p><b>Assumptions:</b> No shoring, no dewatering, no geotechnical design or slope stability design; no subcontractor management; conventional open-pit excavation design; air district plan and notification to be conducted by remedial contractor. No compaction testing or reporting. Permitting from the AQMD and RCDEH, only. Maximum 15 field days. No more than 50 soil samples analyzed for volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH carbon chain or TPHcc), and lead on a 24-hr. basis.</p> <p><b>Deliverable(s):</b> One (1) remedial excavation design. One draft and final to EDA; final only, to RCDEH and City/County permitting. Revisions to the remedial design, if required by the RCDEH, will be performed on a time-and-expense, not-to-exceed, basis for an added fee of up to \$2,000/revised document. This fee is limited to making substantive changes to the design to which the RCDEH had previously agreed, such as the layout of the remedial area; the size and/or position of the remedial excavation; the location of staging/storage areas; and other alterations to the remedial design. The fee may vary depending on the type and number of revisions.</p>
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**PROFESSIONAL FEES**

Staff Level	Description of Responsibilities	Hourly Rate	Estimated Hours	Total Labor
VP / Principal		\$205		\$0
Program Director / Senior Technical		\$180		\$0
Senior Project Manager		\$180		\$0
Senior Engineer		\$180		\$0
Senior Project Director	Senior review of design plan and permitting	\$180	8	\$1,440
Mid-Level PM		\$160		\$0
Senior Scientist		\$160		\$0
Task Project Manager	Review of design, figures, permitting; field oversight	\$145	40	\$5,800
Senior Project Controls		\$145		\$0
Mid-level Scientist		\$145		\$0
Mid-level Engineer		\$145		\$0
Junior Project Manager	Prepare technical design, permitting, field oversight	\$130	50	\$6,500
Task Manager		\$0		\$0
CADD, GIS, EQuS Designer III	Review figures	\$130	10	\$1,300
Junior Scientist	Air monitoring, soil sampling, field oversight	\$115	165	\$18,975
Junior Engineer	Prepare permitting and initial design	\$115	30	\$3,450
Project Administrator III		\$115		\$0
Junior Project Controls		\$105		\$0
Entry Level Engineer		\$105		\$0
Technician IV		\$105		\$0
CADD, GIS, EQuS Designer II	Prepare figures and excavation design	\$105	35	\$3,675
Scientist II		\$90		\$0
Scientist I		\$75		\$0
Technician III		\$75		\$0
CADD, GIS, EQuS Designer I		\$75		\$0
Project Administrator II	Editorial review and technical QA/QC	\$75	8	\$600
Technician III		\$60		\$0
Project Administrator I		\$60		\$0
<b>Labor Total</b>			<b>346</b>	<b>\$41,740</b>
<b>10% Contingency</b>				<b>\$4,174</b>
<b>Labor Total</b>				<b>\$45,914</b>

**REBURSED EXPENSES**

Expense Item	Description	Unit Rate	Number of Units	Total Cost
1	Plan reproduction / copies	\$50	6	\$300
2	Vehicle (day)	\$100	20	\$2,000
3	Expendible supplies (gloves, ice, etc.)	\$30	20	\$600
4	Permit fees (approximate)	\$2,500	1	\$2,500
5	PID Rental	\$100	20	\$2,000
6	Confirmation Samples*	\$473	50	\$23,625
<b>Reimbursed Expense Total</b>				<b>\$31,025</b>

\*Includes lab-required 100% Markup for 24-hr. analysis time.

**SUBCONTRACTORS**

Service Item	Description	Unit Rate	Number of Units	Total Cost
1	None			\$0
<b>Other Charges Total</b>				<b>\$0</b>

**ESTIMATED TASK TOTAL \$76,939**

**AECOM**

### TASK PRICING WORKSHEET

The Successor Agency to the Redevelopment Agency to the County of Riverside (Agency)  
Mission Plaza

September 10, 2015

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Author: Jeff Muller and Todd McFarland

**Task 3d: Closure Report**

Work Description:

This task consists of preparing a technical report to document remedial activities.

**Deliverable(s):** Submit one (1) Closure Report, including one draft for review by the Agency. One final document to the Agency and to the RCDEH. Revisions to report, if required by RCDEH, will be performed on a time-and-expense, not-to-exceed, basis for an added fee of \$1,000/revised document. This fee is limited to making substantive document revisions, involving the background, methods, results, conclusion, and recommendation sections of the report. This fee may vary depending on the number and type of revisions.

#### PROFESSIONAL FEES

Staff Level	Description of Responsibilities	Hourly Rate	Estimated Hours	Total Labor
VP / Principal		\$205		\$0
Program Director / Senior Technical		\$190		\$0
Senior Project Manager		\$180		\$0
Senior Engineer		\$180		\$0
Senior Project Director	Senior review of technical report	\$180	2	\$360
Mid Level PM		\$160		\$0
Senior Scientist		\$160		\$0
Task Project Manager	Technical and PG review	\$145	12	\$1,740
Senior Project Controls		\$145		\$0
Mid-level Scientist		\$145		\$0
Mid-level Engineer		\$145		\$0
Junior Project Manager	Prepare technical report	\$130	16	\$2,080
Task Manager		\$0		\$0
CADD, GIS, EQuiS Designer III	Review figures	\$130	2	\$260
Junior Scientist		\$115		\$0
Junior Engineer	Prepare technical report	\$115	10	\$1,150
Project Administrator III		\$115		\$0
Junior Project Controls		\$105		\$0
Entry Level Engineer		\$105		\$0
Technician IV		\$105		\$0
CADD, GIS, EQuiS Designer II	Prepare figures	\$105	8	\$840
Scientist II		\$90		\$0
Scientist I		\$75		\$0
Technician III		\$75		\$0
CADD, GIS, EQuiS Designer I		\$75		\$0
Project Administrator II	Editorial review and technical QA/QC	\$75	5	\$375
Technician I/II		\$60		\$0
Project Administrator I		\$60		\$0
<b>Labor Total</b>			<b>55</b>	<b>\$6,805</b>
<b>10% Contingency</b>				<b>\$681</b>
<b>Labor Total</b>				<b>\$7,486</b>

#### REIMBURSED EXPENSES

Expense Item	Description	Unit Rate	Number of Units	Total Cost
1	Plan reproduction / copies	\$50	10	\$500
<b>Reimbursed Expense Total</b>				<b>\$500</b>

#### SUBCONTRACTORS

Service Item	Description	Unit Rate	Number of Units	Total Cost
1	None			\$0
<b>Other Charges Total</b>				<b>\$0</b>

**ESTIMATED TASK TOTAL      \$7,986**