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



ITEM: 13.3 (ID # 26702)

MEETING DATE:

Tuesday, December 17, 2024

Kimberly A. Rector Clerk of the Board

Deputy

FROM: Regional Parks and Open Space District

SUBJECT: PARKS AND OPEN SPACE DISTRICT: Ratify and Approve the First Amendment to the Professional Services Agreement (PSA) with RHA Landscape Architects-Planners, Inc. for the Gilman Historic Ranch Master Plan and PSA withStagecoach Stop Park Design and Environmental Consulting Services through March 31, 2026; District 5; [Total Cost \$701,325; up to \$70,132.50 in additional compensation— Grant Funds 100%]

RECOMMENDED MOTION: That the Board of Directors:

- 1. Ratify and Approve the First Amendment to the Professional Services Agreement between the Riverside County Regional Park and Open-Space District ("District") and RHA Landscape Architects-Planners, Inc. through March 31, 2026 for a not to exceed amount of \$701.325:
- 2. Authorize the Chair of the Board of Directors to execute the Amended First Amendment on behalf of the District
- 3. Authorize the Purchasing Agent to issue Purchase Orders to RHA Landscape Architects-Planners, Inc. for professional services for the duration of the contract that do not exceed the total contract amount of \$701.325:

Continued on page 2

ACTION:Policy

MINUTES OF THE BOARD OF DIRECTORS

On motion of Director Gutierrez seconded by Director Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

11/27/2024

Ayes:

Jeffries, Spiegel, Washington, Perez and Gutierrez

Nays:

None

Absent: Date:

None

December 17, 2024

XC:

Parks

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

- 4. Authorize the General Manager, or their Designee, to approve and execute amendments to the Agreement that have been approved as to form by County Counsel, as required to complete the project that do not change the substantive terms of the agreement, or increase compensation more than ten percent (10%); and
- 5. Direct the Clerk of the Board to return two (2) executed originals of the Amended Professional Services Agreements to the District.

FINANCIAL DATA	Curren	t Fiscal Y	ear:	Next Fiscal Y	ear:	Total Cost:	Ongoing Cost		
COST	\$	153,	325	\$	0	\$ 701,325		\$ 0	
NET COUNTY COST		\$	0	\$	0	\$ 0		\$ 0	
SOURCE OF FUNDS	S. Fun	4 3310	n (Par	k Aca & Dev	Dietrict'	Budget Adju	ustment:	No	
SOUNCE OF TOND	J. 1 ul	u 3310	U (Fai	k Acq & Dev -	District	For Fiscal Y	For Fiscal Year:		

C.E.O. RECOMMENDATION: Parks

BACKGROUND:

Summary

On January 12, 2021, per minute order 13.2, the Board of Directors authorized the acceptance of grant funds from the State of California, Department of Parks and Recreation, Office of Grants and Local Services (State Parks) for the development of a new park at Gilman Ranch and Wagon Museum in City of Banning, to be known as Stagecoach Stop Park (Project). Grant funds were awarded to construct a new playground, community room, interpretive trail, support amenities, and improvements to the path of travel throughout the site.

On October 18, 2022, by Minute Order 13.1, the Board of Directors approved the Professional Services Agreement with RHA Landscape Architects-Planners, Inc. for the Gilman Historic Ranch Master Plan and Stagecoach Stop Park Design and Environmental Consulting Services project in the amount of \$548,000. The District now seeks to amend the Professional Services Agreement to incorporate additional environmental and architectural services, which will increase the Professional Services Agreement by an additional \$153,325 bringing the total contract amount to \$701,325. As this revised total exceeds the amendment threshold of increasing compensation by more than ten percent (10%), the Park District is seeking board approval to the amend the Professional Services Agreement.

The First Amendment to the Professional Services Agreement has been approved as to form by County Counsel.

Impact on Residents and Businesses

Stagecoach Stop Park would make use of largely vacant land, owned by RivCoParks, surrounding the historic core of the Gilman Ranch and Wagon Museum. The creation of this park will complement the history of Gilman Ranch through carefully selected design elements

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

and aesthetics, while providing residents of the surrounding community much needed, currently non-existent park amenities, and socially equitable access to outdoor recreation.

Additional Fiscal Information

The Board of Directors approved a resolution on January 12, 2021, by Minute Order 13.2, authorizing the submission of a grant application to the State of California, Department of Parks and Recreation Statewide Park Program, which was awarded in the amount of \$6,050,000. Earlier, on October 8, 2019, per minute order 13.1, the District Board of Directors authorized the acceptance of grant funds from the State of California, Department of Parks and Recreation, Office of Grants and Local Services (State Parks) for its Per Capita Grant Program. Subsequently on August 27, 2024, per minute order 13.1, the District's Board of Directors adopted Resolution No. 2024-003 authorizing the District to enter into an Amendment for Contract No. C9801093 with the State of California for the Per Capita Grant Program. Per Capita Grant funding in the amount of \$2,573,391 has been allocated to this project.

ATTACHMENTS:

- First Amendment to the Professional Services Agreement
- Exhibit E Additional Work

Melissa Curtis, Deputy Director of Purchasing and Fleet 11/27/2024 Douglas Grdonez Jr. 12/9/2024

Aaron Gettis, Chief of Deputy County Counsel 12/3/2024



RIVERSIDE COUNTY PARK AND OPEN-SPACE DISTRICT AMENDMENT NO. 1 TO THE AGREEMENT WITH

RHA LANDSCAPE ARCHITECTS-PLANNERS, INC

Original Contract Term:

October 22, 2022 through. March 31, 2025

Effective Date of Amendment:

3/31/2024

Amended Contract Amount:

\$701,325.00

Contract / RFQ ID:

PKARC-PSA-0004470 / PKARC-0228

This Amendment No. 1 to the Professional Service Agreement for Gilman Historic Ranch Master Plan and Stagecoach Stop Park Design and Environmental Consulting Services is entered into by and between Riverside County Regional Park and Open-Space District, a park and open-space district created pursuant to the California Public Resource Code, Division 5, Chapter 3, Article 3, herein referred to as DISTRICT and RHA LANDSCAPE ARCHITECTS-PLANNERS, INC, a California Stock Corporation herein referred to as CONTRACTOR, effective 3/31/2024.

WHEREAS, DISTRICT and CONTRACTOR entered into the Professional Service Agreement for Gilman Historic Ranch Master Plan and Stagecoach Stop Park Design and Environmental Consulting Services, effective October 18, 2022 referred to as the "Agreement";

WHEREAS, the DISTRICT has determined that it requires additional Environmental and Architectural Services; and

WHEREAS, CONTRACTOR has provided a cost estimate to complete the additional Environmental and Architectural work described in further detail in Exhibit E; and

WHEREAS, the CONTRACTOR has the expertise, special skills, knowledge and experience to perform the duties set out herein; and

WHEREAS, DISTRICT and CONTRACTOR desire to ratify the Agreement to include Exhibit E and extend the period of performance by one (1) year to March 31, 2026.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, DISTRICT and CONTRACTOR agree as follows:

- 1. The above recitals are true and correct and are incorporated herein by reference and collectively refer to herein as the "Agreement".
- 2. **Description of Services**: Section 1.1 of the Agreement is deleted in its entirely and replaced as follows:

RFQ# PKARC-0228 Form #116-311 Revision Date: 12/17/15 1



RIVERSIDE COUNTY PARK AND OPEN-SPACE DISTRICT AMENDMENT NO. 1 TO THE AGREEMENT WITH RHA LANDSCAPE ARCHITECTS-PLANNERS, INC

"CONTRACTOR shall provide all services as outlined and specified in Exhibit A, Scope of Services, consisting of seven (7) pages, Exhibit B, Sub-Contractors, consisting of twenty (20) pages, Exhibit C, Gantt Chart, consisting of four (4) pages, at the prices stated in Exhibit D, Cost Summary, consisting of one (1) page and Exhibit E, Additional Work, consisting of thirteen (13) pages."

3. <u>Period of Performance</u>: The first sentence of Section 2.1 of the Agreement shall be deleted in its entirety and replaced as follows:

"This Agreement shall be effective upon signature of this Agreement by both parties and continues in effect through March 31, 2026 with the option to renew for an additional one (1) year period, unless terminated earlier" All other terms in Section 2.1 shall apply.

4. <u>Compensation:</u> The first sentence of Section 3.1 of the Agreement shall be deleted in its entirety and replaced as follows:

The DISTRICT shall pay the CONTRACTOR for services performed, products provided and expenses incurred in accordance with the terms of Exhibit D, Cost Summary and Exhibit E, Additional Work. Maximum payments by DISTRICT to CONTRACTOR shall not exceed Seven Hundred and One Thousand Three Hundred and Twenty-Five Dollars (\$701,325.00), including all expenses."

All other terms in Compensation Section 3.1 shall apply.

5. All other terms and conditions of the Agreement not modified herein shall remain unchanged. The provisions of this amendment shall prevail over any inconsistency or conflicting previsions of the Agreement, as heretofore amended and shall supplement the remaining provisions thereof.

[SIGNATURES ON FOLLOWING PAGE]



RIVERSIDE COUNTY PARK AND OPEN-SPACE DISTRICT AMENDMENT NO. 1 TO THE AGREEMENT WITH

RHA LANDSCAPE ARCHITECTS-PLANNERS, INC

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Amendment.

RHA LANDSCAPE

By: President

Title: President

Dated:

Name: Doug Grove

ARCHITECTS-PLANNERS, INC.

Riverside, CA 92506 Digitally signed by Doug Grove, President

Date: 2024.12.06

6800 Indiana Avenue, Suite 245

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

4600 Crestmore Road Jurupa Valley, CA 92509

By: KEVIN JEFFRIES

Name:

Chair

Board of Directors

Dated: 12/17/2024

ATTEST:

Kimberly A. Rector Clerk of the Board

Deputy

APPROVED AS TO FORM:

Minh C. Tran County Counsel

By:

Kristine Bell-Valdez Deputy County Counsel

RFQ# PKARC-0228

Form #116-311 Revision Date: 12/17/15

Exhibit E - Additional Work



AUTHORIZATION FOR ADDITIONAL WORK

TO: Gaby Adame, Bureau Chief

RivCo Parks

4600 Crestmore Road Jurupa Valley, CA 92509 Date: Project: November 14, 2024 Gilman Historic Ranch

& Wagon Museum

RHA Project No. 22

22158

Authorization No. 1

Dear Gaby,

RHA Landscape Architects-Planners, Inc. has developed the following scope of services and fee schedule for services required on the Gilman Historic Ranch & Wagon Museum project. These services are being provided to you in addition to the original contract at your request.

Scope of Services

1. Environmental Services

Expand the environmental studies to include the entire +/- 42-acre property identified for improvements in the current Concept Plan dated December 7, 2023 (see attached). Additional services include:

- Task 1: Revise Initial Study
 - o Task 1.1: Revise Project Description
 - Task 1.2: Revise Figures
- Task 2: Extend Existing Technical Studies to Cover Expanded Project Site
 - o Task 2.1: Cultural Resources Inventory
 - o Task 2.2: Biological Resources Surveys and MSHCP Compliance Document
 - Task 2.3: Historical Resources Evaluation
- Task 3: Additional Technical Studies
 - o Task 3.1: Air Quality and Greenhouse Gas Analysis
 - Task 3.2: Energy Analysis
 - Task 3.3: Noise Analysis
 - Task 3.4: Vehicle Miles Traveled Analysis
- Task 4: Project Management

Detailed scope of services is attached.

2. Architectural Services

Expand the architectural design services to prepare plans for an 8,000-sf building which is an increase of 5,500 sf over the 2,500-sf building described in the Request for Proposal #PKARC-0228 released on April 13, 2022 (see attached Exhibit C – Scope of Work). Scope does <u>not</u> include cooktop, range, fire suppression, or grease interceptor.

3. Landscape Architectural Services

Revise the site plan to move the building to the existing playground area and redesign site to accommodate new location.

4. Civil Engineering Services

Revise preliminary grading plans to accommodate the new building location.

5. Geotechnical Services

Complete additional field borings in the location of the new building location for structural soils testing, percolation testing, and utility locating.

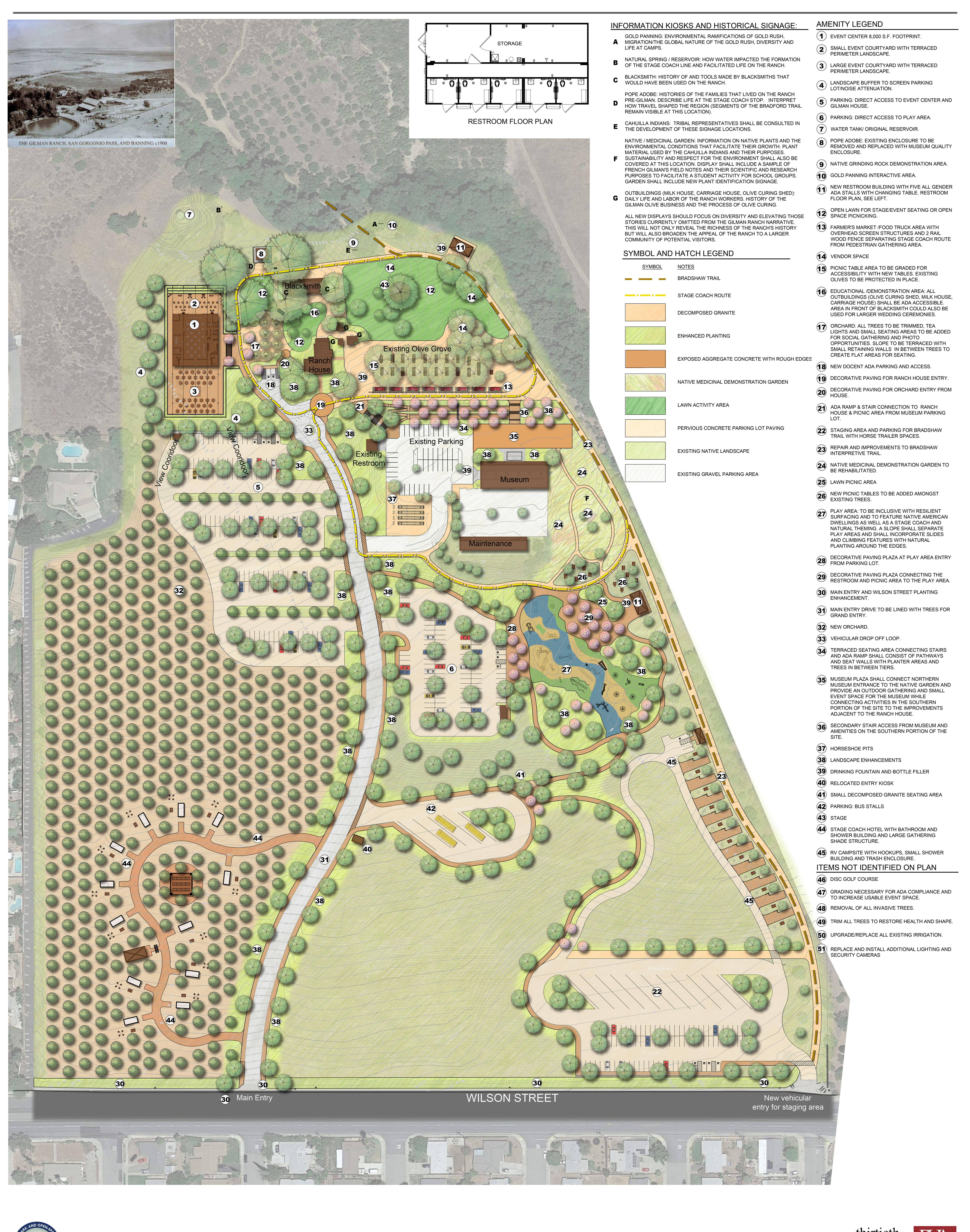
Fee

- 1. \$58,470
- 2. \$55,055
- 3. \$12,000
- 4. \$10,000
- 5. \$17,800

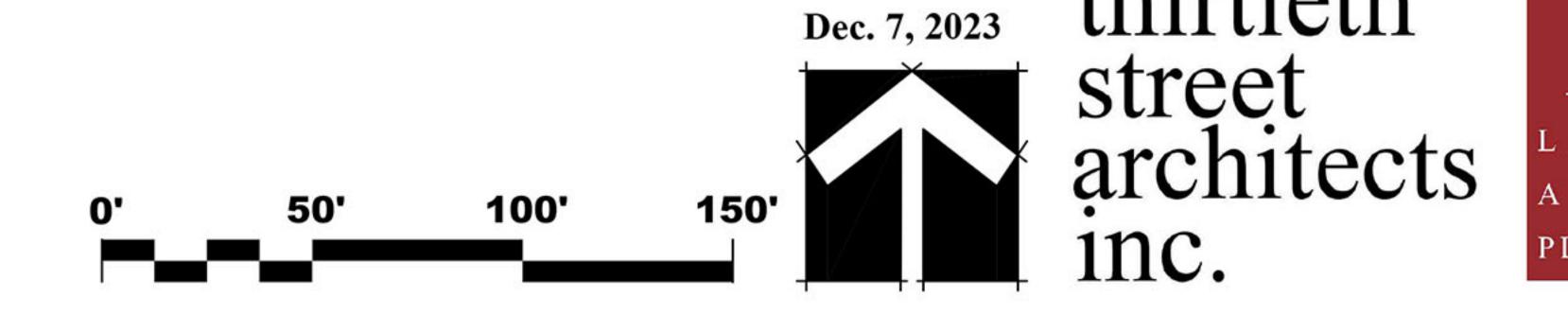
TOTAL \$153,325

This additional work authorization is an addendum to the existing contract. The terms and conditions of the original contract are applicable to this addendum. Subsequent to your review of the above referenced scope of services, please sign and return this form to RHA Landscape Architects-Planners, Inc. A PDF version via email is sufficient.

Cordially,	Authorized by:
RHA Landscape Architects-Planners, Inc.	RivCo Parks
Dorm	
Doug Grove, RLA, ASLA, LEED AP	Ву:
President	
	Date:









March 22, 2024 Project No.: 7196

Doug Grove President, RHA Landscape Architects-Planners, Inc. 6800 Indiana Avenue, Suite 245, Riverside, CA 92506 (951) 781-1930 ext. 121 dougg@rhala.com

Subject: Change Order No. 1 (Revised): Cost Estimate to provide CEQA Documentation

for Expanded Project Site for Gilman Ranch Park Project

Dear Doug:

The project site for the Gilman Ranch Park Master Plan project has expanded from 9 acres in the preliminary plans included with RHA's original request for CEQA documentation services to approximately 41.8 acres for the new Master Plan dated 12-8-23.

The costs to complete some of our tasks will increase due to the expansion of the project site. We have also added four technical studies to our scope: air quality and greenhouse gas emissions, energy, noise, and vehicle miles traveled screening. Our CO also includes revision of the initial study (project description and figures) and project management.

SCOPE OF WORK

Task 1: Revise Initial Study

Task 1.1: Revise Project Description

UltraSystems will revise the project description to reflect the full Master Plan.

Task 1.2: Revise Figures

UltraSystems will revise figures to reflect the full Master Plan.

Task 2: Extend Existing Technical Studies to Cover Expanded Project Site

Task 2.1: Cultural Resources Inventory

Extend Inventory to cover expanded site; assist with AB 52 notification; assist with AB 52 consultation; excavate 10 shovel test pits next to the Pope Adobe and between the Pope Adobe and the original barn site, investigating prehistoric archaeological sites identified in the cultural resources records search. No cultural resources were observed in that part of the project site during the original surface pedestrian survey of the ground surface. However, dense vegetation cover was present then (and likely remains), and the test pits are needed due to the known resources in that area. The test pits would be in a single row from the middle of the planned Event Center building

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northeast toward the Pope Adobe ruins (approx. 175 feet with an STP every 20 feet), which is said to be southwest of the a large prehistoric site. The test pits are intended to determine whether the prehistoric site extended that far southwest; and would be part of the Phase I Cultural Resources Inventory.

If cultural resources are found during the field survey (including the test pits), then additional lab work, cataloguing, analysis, GIS mapping, report preparation, and preparation or updating of a site record (DPR 523 form) would be required. This work would involve a small additional change order.

Task 2.2: Biological Resources Surveys and MSHCP Compliance Document

- Burrowing owl habitat assessments and surveys
- Narrow endemic plant surveys
- MSHCP Compliance Analysis Documentation

Task 2.3: Historical Resources Evaluation

Task 3: Additional Technical Studies

We are adding four technical analyses to our scope of work: air quality and greenhouse gas analysis; noise analysis; energy analysis; and vehicle miles traveled screening analysis.

Task 3.1: Air Quality and Greenhouse Gas Analysis

UltraSystems will prepare the air quality/greenhouse gas emissions section for the Initial Study. Existing conditions will be documented by summarizing baseline air quality information, including area topography and meteorology and their influence on air quality; the relevant state and federal ambient air quality standards (AAQS); ambient monitoring data from the closest monitoring station(s) to the project site for the past three years; and attainment status with respect to state and federal AAQS. Ambient monitoring data available from the South Coast Air Quality Management District (SCAQMD), California Air Resources Board (ARB), and U.S. Environmental Protection Agency (USEPA) websites will be incorporated. The setting will also identify existing and reasonably foreseeable sensitive receptors near the project site. It will also identify existing major sources of air pollutants in the project vicinity, including sources of toxic air contaminants and odorous emissions. The regulatory setting will also discuss plans to achieve the state and federal AAQS, and rules and regulations that may apply to stationary sources associated with operation of the proposed project.

UltraSystems will coordinate with the project team to develop construction equipment and phasing assumptions. Maximum daily construction emissions of volatile organic compounds (VOC), oxides of nitrogen (NOx), carbon monoxide (CO), particulate matter (PM_{10} , $PM_{2.5}$) and sulfur oxides (SOx) will be estimated with the California Emissions Estimator Model® (CalEEMod). Operational emissions, including those from project-generated traffic, will be estimated with the same software. Where significant impacts are identified, mitigation measures will be identified and discussed. Mitigation measures in the form of land use and energy policies and best management practices will be recommended to reduce or avoid potential project specific or cumulative impacts on air quality.

Irvine, CA 92618-4355

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Where possible, the effectiveness of the mitigation measures will be quantified, and the significance of the project impacts with mitigation will be reevaluated and compared to the significance thresholds.

The GHG analysis will obtain information necessary to evaluate the two significance criteria prescribed in Appendix G of the CEQA Guidelines. One criterion requires estimation of the GHG emissions by the project, and the other evaluates the project's consistency with GHG reduction policies and programs.

The emissions estimation portion of the analysis will include the following:

- Using CalEEMod, calculate annual emissions of the principal GHGs (carbon dioxide, methane, and nitrous oxide) and carbon dioxide equivalent (CO2e) during construction.
- Following SCAQMD guidance, "amortize" construction emissions over 30 years of project operations;
- Review the traffic impact analysis prepared for the project to determine whether there would be an increase in vehicle miles traveled (VMT) and/or a change in traffic volumes and speeds due to the project;
- Use the ARB's EMFAC2017 software to estimate annual traffic-related GHG emissions without and with the project. These emissions will be combined with the annual amortized construction emissions to determine annual GHG emissions;
- Propose, with input from the City, quantitative or semi-quantitative thresholds of significance for GHG emissions for use in this analysis; and
- Recommend mitigation measures, as needed, for GHG emissions from the project.

The second portion of analysis will include a review of applicable GHG emissions reduction policies and plans to determine whether the project would conflict with those plans. The City of Banning is a participant in the Western Riverside Council of Governments Climate Action Plan (CAP) and CAP Update. UltraSystems will determine whether the project would comply with the CAP Update. UltraSystems will also determine whether the project would be designed to comply with the provisions of the California Green Building Code, Title 24, Part 11 of the California Code of Regulations or would otherwise incorporate measures to minimize energy use. These project features would assist the City in meeting its GHG emission reduction targets.

Deliverables:

The air quality modeling worksheets will be included as an appendix to the IS/MND. The methods and findings of the analysis will be discussed in the IS/MND. No separate air quality technical report will be produced.



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Task 3.2: Energy Analysis

The types of energy use that must be addressed include fuel consumption by mobile sources and fuel consumption by construction equipment (and associated onroad sources, such as dirt hauling trucks); Title 24 building energy use (such as that used by HVAC and lighting); and non-Title 24 building energy use (such as appliances and electronic devices). Fuel consumption data may be determined either directly or by back-calculation from the emissions software discussed above.

Task 3.3: Noise Analysis

UltraSystems will document existing ambient noise levels at the project property line, at nearby residences, and along roadway segments that could be affected by the proposed project. Ambient noise levels would be measured using a Quest Technologies, SoundPro, DL-1-1/3 noise meter that satisfies standards outlined in American National Standard Institute (ANSI) S1.13-1995 (standard measurement of sound pressure levels in Air). Current and future traffic noise levels along studied roadway segments without and with the project will be estimated using Federal Highway Administration (FHWA) Traffic Noise Model (TNM®), Version 2.5.

Noise levels generated by construction activities will be calculated for each phase of development. UltraSystems has substantial experience with calculating noise levels from all phases of construction, including demolition and site preparation, excavation, and framing. When data are available, UltraSystems will obtain information on the length of each phase of construction and the types and numbers of pieces of equipment to be used. Otherwise, equipment requirements and scheduling on the basis of our past experience and our in-house library of noise emissions characteristics of most types of construction equipment will be used. The significance of construction noise exposures will be determined by comparing absolute levels with standards in the noise element of the local general plan and municipal code, or by comparing *increases* in exposure with other relevant criteria.

Noise levels generated by use of the outdoor spaces, delivery trucks, landscape equipment, and cars will be discussed. Using our acoustic library and noise prediction modeling, UltraSystems will determine the potential for buildout of the project to cause a substantial permanent noise increase above levels without the project at the property line, at sensitive receptors, and along studied arterial roadways. Consideration will be given to both point (stationary) and non-point (mobile) noise sources. Predicted noise levels will be compared to adopted thresholds and goals, policies, and objectives in local general plan, municipal code or other relevant criteria. Conclusions will be drawn as to whether any potential increase would represent a significant impact requiring mitigation. Measures will be recommended as needed to mitigate the impacts of the project. An evaluation of the effectiveness of potential mitigation measures will also be provided.

Deliverables:

Ambient noise measurement data sheets and processing output sheets will be included as an appendix to the IS/MND. The methods and findings of the analysis will be discussed in the IS/MND. No separate air quality technical report will be produced.



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Task 3.4: Vehicle Miles Traveled Analysis

Our subconsultant RK Engineering will perform a vehicle miles traveled (VMT) analysis for the project.

The following detailed Scope of Work is proposed by RK for the Trip Generation and Vehicle Miles Traveled (VMT) Screening Analysis:

- Discuss the project with the client.
- Obtain the most current site plan and land use data for the project.
- Determine the project's trip generation based on the latest ITE trip generation rates. RK will also consider any existing trip credits that may be applicable to the project.
- Perform a VMT screening analysis for the project based on the *City of Banning Traffic Impact Analysis Guidelines for Local Transportation Analysis and Vehicle Miles Traveled Analysis*, dated October 2021. The project is expected to screen out from a full VMT analysis (i.e., the project generates lower than 1,000 daily vehicle trips since the project does not require a GPA).
- Summarize the results of the analysis in a memorandum letter report.

If the City of Banning requires a detailed VMT analysis and model run, this scope and related budget will be amended for the Client's approval to accommodate the additional tasks under an increased budget.

Task 4: Project Management

Task 4.1: Management of the new and expanded technical studies and revisions to the Initial Study.

COST ESTIMATE

The cost estimate for the increased services is **\$58,470**, as shown in the table below. A cost estimate itemized by labor category is on the next page. UltraSystems will not exceed this amount without prior written authorization from RHA.

Cost Estimate						
Task Cost						
1.0	1.0 Revise ISMND					
1.1	Revise Project Description	\$4,400				
1.2	Revise Figures	\$2,510				



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	Cost Estimate						
	Subtotal	\$7,280					
2.0	Extend Existing Technical Studies to Cover Expanded Project Site						
2.1	Cultural Resources Inventory and AB 52 assistance	\$10,150					
2.2	Historical Resources Evaluation (subconsultant, CRM Tech)	\$990					
2.3	Revise biological resources surveys and reports (subconsultant, Cadre Environmental)	\$10,920					
	Burrowing owl habitat assessments and surveys						
	narrow endemic plant surveys						
	MSHCP Compliance Analysis Documentation						
	Subtotal	\$22,060					
3.0	Additional Technical Studies						
3.1	Air Quality and Greenhouse Gas Analysis	\$10,180					
3.2	Energy Analysis	\$1,050					
3.3	Noise Analysis	\$9,780					
3.4	Vehicle Miles Traveled Screening Analysis	3,300					
	Subtotal	\$24,310					
4.0	Project Management						
4.1	Project Management (due to increased effort and project duration)	\$4,820					
Total		\$58,470					



COST ESTIMATE BY LABOR CATEGORY

	Labor Categories >>>>	Project Director	Project Manager	Senior Principal Engineer	Senior Scientist/En giner	Scientist/ Engineer	Cultural Specialist	Archaeologist	Senior GIS Analyst	Word Processor		Total	Vehicl	e Travel	Direct	Costs	Direct Expense	TOTAL (rounded)
	Hourly Rate>>>	\$185.00	\$170.00	\$175.00	\$165.00	\$150.00	\$140.00	\$135.00	\$135.00	\$110.00	Hours	Cost	Miles	\$0.670	Subs	Markup		
10	Revise ISMND	-				Hours										10%		
1.0	Revise project description	2	24	0	0	0	0	0	0	3	29	\$4,780.00	0	\$0.00	\$0	\$0.00	\$0.00	\$4,780
1.1	revise figures	0	24	0	0	0	0	0		0	18	\$2,500.00	0	\$0.00	\$0	\$0.00	\$0.00	\$2,500
1.2	Subtotal								16	3	255	NEW YORK STREET	0	55000		1000	1200000	
		2	26	0	0	0	0	0	16	3	47	\$7,280.00	0	\$0.00	\$0	\$0.00	\$0.00	\$7,280
2.0	Revise Technical Studies (site expansion)																	
2.1	Revise cultural resources survey	0	2	0	0	0	40	20	8	2	72	\$9,940.00	316	\$211.72	\$0	\$0.00	\$0.00	\$10,150
2.2	historical evaluation	0	0	0	0	0	0	0	0	0	0	\$0.00	0	\$0.00	\$900	\$90.00	\$0.00	\$990
2.3	Revise biological resources surveys and reports: * Burrowing owl habitat assessments and surveys * narrow endemic plant surveys * MSHCP Compliance Analysis Documentation	0	6	0	0	0	0	0	0	0	6	\$1,020.00	0	\$0.00	\$9,000	\$900.00	\$0.00	\$10,920
	Subtotal	0	8	0	0	0	40	20	8	2	78	\$10,960.00	316	\$211.72	\$9,900	\$990.00	\$0.00	\$22,060
3.0	Additional Technical Studies																	
3.1	Air Quality and Greenhouse Gas Analysis	0	0	28	32	0	0	0	0	0	60	\$10,180.00	0	\$0.00	\$0	\$0.00	\$0.00	\$10,180
3.2	Energy Analysis	0	0	6	0	0	0	0	0	0	6	\$1,050.00	0	\$0.00	\$0	\$0.00	\$0.00	\$1,050
3.3	Noise and Vibration Analysis	0	0	24	20	12	0	0	2	0	58	\$9,570.00	156	\$104.52	\$0	\$0.00	\$110.00	\$9,780
3.4	Vehicle Miles Traveled Screening Analysis	0	0	0	0	0	0	0	0	0	0	\$0.00	0	\$0.00	\$3,000	\$300.00	\$0.00	\$3,300
	Subtotal	0	0	58	52	12	0	0	2	0	124	\$20,800.00	156	\$104.52	\$3,000	\$300.00	\$110.00	\$24,310
4.0	Project Management																	
4.1	Project Management	4	24	0	0	0	0	0	0	0	28	\$4,820.00	0	\$0.00	\$0	\$0.00	\$0.00	\$4,820
	Total	6	58	58	52	12	40	20	26	5	277	\$43,860.00	472	\$316.24	\$12,900.00	\$1,290.00	\$110.00	\$58,470.00

16431 Scientific Way Irvine, CA 92618-4355 Telephone: 949.788.4900 Facsimile: 949.788.4901 Website: www.ultrasystems.com



Website: www.ultrasystems.com

Facsimile: 949.788.4901

SCHEDULE

This project was put on hold rather soon after we began, per RHA's direction, pending additional project plans. Most of the CEQA documentation preparation and processing still needs to be done. The technical studies for the expanded site will require the same duration as *de novo* studies. The schedule for the project is in the table below.

The burrowing owl focused surveys and narrow endemic plant surveys must be conducted per schedules established by the County of Riverside for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Burrowing owl focused surveys involve four site visits between March 1st and August 31st. Narrow endemic plant surveys involve a total of 3 surveys, one each in three periods: Period 1 (March), Period 2 (April-May), and Period 3 (June). Our biologist said he expects he can complete all surveys and reports by June 15.

Tasks specific to the expanded project site are shaded blue. The four added technical studies are shaded yellow. The remaining tasks are from our original scope of work.

Schedule								
Task	Duration (task)	Duration (cumulative)						
Technical Studies								
Cultural Resources Inventory and AB 52 assistance	11	11						
Historical Resources Evaluation (subconsultant, CRM Tech)	8	8						
Revise biological resources surveys and reports (subconsultant, Cadre Environmental) Burrowing owl habitat assessments and surveys narrow endemic plant surveys MSHCP Compliance Analysis Documentation	12	12						
Air Quality and Greenhouse Gas Emissions Analysis	3	7						
Noise Analysis	3	7						



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Schedule									
Task	Duration (task)	Duration (cumulative)							
Energy Analysis	3	7							
Vehicle Miles Traveled Screening Analysis	3	6							
Prepare and Circulate Initial Study and Mitiga	ated Negative Declaration	on							
Revise Project Description	3	3							
Revise Figures	4	5							
Prepare Preliminary Draft Initial Study and Mitigated Negative Declaration (IS/MND) finishes after biological resources surveys & reports	8	15							
District Review Preliminary Draft IS/MND	2	17							
Prepare Public Draft IS/MND	2	19							
District Review Public Draft IS/MND	1	20							
Prepare and Distribute Notice of Intent to Adopt a Mitigated Negative Declaration; Produce and Distribute Public Draft IS/MND (including 30-day public review period)	5	25							
Prepare Responses to Comments									
Prepare draft Responses to Comments on IS/MND	2	27							
District review Responses to Comments	1	28							
Revise and distribute Responses to Comments	1	29							



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Schedule								
Task	Duration (task)	Duration (cumulative)						
Prepare and File Notice of Determination (NOD) Follows public hearing at County Board/Supervisors Meetings and Public Hearings	<1	TBD						
Meetings with District Staff (3)	TBD	TBD						
Public Hearing, Riverside County Board of Supervisors	TBD	TBD						
Project Management								
Project Management	Ongoing	Ongoing						

Sincerely,

ULTRASYSTEMS ENVIRONMENTAL, INC.