

THIRD AMENDMENT TO AGREEMENT

This Amendment of the Agreement, entered into this _____ day of July 2017, by and between CITY OF ALAMEDA, a municipal corporation (hereinafter referred to as "City"), and **Carlson, Barbee & Gibson, Inc.**, a California corporation, whose address is 2633 Camino Ramon, Suite 350, San Ramon, CA 94583 (hereinafter referred to as "Consultant"), is made with reference to the following:

RECITALS:

A. On February 7, 2014, an agreement was entered into by and between City and Consultant (hereinafter "Agreement"), in the amount of \$158,000.00.

B. On July 7, 2015, an agreement was entered into by and between City and Consultant (hereinafter "Agreement"), in the amount of \$151,500.00.

C. On July 20, 2016, an agreement was entered into by and between City and Consultant (hereinafter "Agreement"), in the amount of \$169,000.00.

D. City and Consultant desire to modify the Agreement on the terms and conditions set forth herein.

NOW, THEREFORE, it is mutually agreed by and between and undersigned parties as follows:

1. Paragraph 1 ("Term") of the Agreement is modified to read as follows:

"The term of this agreement shall commence on the 19th day of February 2014, and shall terminate on the 31st day of December 2018, unless terminated earlier as set forth herein."

2. Paragraph 2 ("Services to be Performed") of the Agreement is modified to read as follows:

"Consultant shall perform each and every service set forth in Exhibits "A", "A-1", "A-2", and "A-3" which are attached hereto and incorporated herein by this reference."

3. Paragraph 3 ("Compensation to Consultant") of the Agreement is modified to read as follows:

"Consultant shall be compensated for services performed pursuant to this Agreement in the amount not to exceed \$158,000.00 as set forth in Exhibit "A", in the amount not to exceed \$151,500.00 as set forth in Exhibit "A-1", in the amount not to exceed \$169,000.00 as set forth in Exhibit "A-2", and in the amount not to exceed \$174,000.00 for a total of \$652,500 which are attached hereto and incorporated herein by this reference."

4. Except as expressly modified herein, all other terms and covenants set forth in the Agreement shall remain the same and shall be in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this modification of Agreement to be executed on the day and year first above written.

Carlson, Barbee & Gibson, Inc.

CITY OF ALAMEDA
A Municipal Corporation

By:
Title:

Jill Keimach
City Manager

By:
Title:

RECOMMENDED FOR APPROVAL:

Jennifer Ott
Director of Base Reuse

APPROVED AS TO FORM:

Andrico Q. Penick
Chief Real Estate Counsel

**Carlson, Barbee
& Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS

June 12, 2017
Job No.: 1087-010**Proposal to Provide
Civil Engineering and Surveying Services****Alameda Point
2017 / 2018 Tasks
Alameda, California**Description of Work**I. Task 1 – Phase 3B Navy / SLC Transfers****A. Navy Conveyance**

1. Legal Descriptions and Plat Maps (12 Parcels)
 - a. Finalize the legal descriptions and plat maps describing the Phase 3B Navy Conveyance Parcels.
2. Meetings and Processing
 - a. Prepare miscellaneous exhibits and perform miscellaneous tasks, as requested by Client.
 - b. Prepare modifications to exhibits, legal descriptions and plat maps, as requested by Client.
 - c. Attend meetings and assist Client in processing legal descriptions with Navy, Attorneys, City of Alameda representatives, and Title Company.

B. States Lands Exchange

1. Finalize the Phase 3 Exchange Areas
 - a. Update the previously prepared State Lands Exchange Exhibits (Overall, Phase 1, 2, and 2B) depicting Agreed Trust Lands, Trust Addition Lands, Agreed Non-Trust Lands, and Trust Termination Lands to be consistent with Final Navy Phase 1, 2, 2B, and Phase 3 property transfers and Federally Retained Lands boundaries.
 - b. Provide exhibits to legal counsel, State Lands Commission staff, and other relevant agencies, revise as needed.

Description of Work

2. Phase 3 Exchange Legal Descriptions and Plat Maps
 - a. Prepare three legal descriptions and plat maps of the following areas:
 - i. Phase 3 NAS Alameda Property
 - ii. Phase 3 Trust Termination Lands
 - iii. Phase 3 Agreed Trust Lands
 - b. Revise and process plats and legal descriptions to legal counsel, State Lands Commission Staff, and other relevant agencies as needed.
3. Phase 3 Exchange Record of Survey
 - a. Prepare a Record of Survey of the Phase 3 Exchange in accordance with City of Alameda, County of Alameda and State Lands Commission requirements. The Record of Survey shall:
 - i. be based on field surveys;
 - ii. show the boundaries of the Trust Addition Lands, Trust Termination Lands, Agreed Trust Lands and Agreed Non-Trust Lands conveyed in Closing Phase 3 transfer;
 - iii. establish the physical location of boundaries and define same with sufficient controlling monuments appropriately placed;
 - b. Set monuments and property corners (assume a maximum of 8 monuments will be set).
4. Meetings and Processing
 - a. Prepare miscellaneous exhibits and perform miscellaneous tasks, as requested by Client.
 - b. Prepare modifications to exhibits and provide additional tasks, as requested by Client.
 - c. Attend meetings and assist Client in processing plans with SLC, Title Company, Attorneys, City of Alameda representatives.

Description of Work

II. Task 2 – Master Infrastructure Plan Implementation

A. Miscellaneous Engineering Tasks and Exhibits

1. Perform miscellaneous tasks and prepare miscellaneous exhibits as requested by Client, including but not limited to:
 - Assist with implementation efforts of the Master Infrastructure Plan (MIP);
 - Review potential development proposals for consistency with the MIP;
 - Assist with implementation of the Main Street Neighborhood Specific Plan;
 - Analyze phasing opportunities;
 - Prepare Infrastructure Cost Estimates;
 - Prepare miscellaneous exhibits;
 - Attend meetings;
 - Coordinate with City Staff, EBMUD, PG&E, AMP and other consultants.

III. Task 3 – Site A Engineering Review Related Tasks

A. Phase 1 Amendment Review

1. Perform Miscellaneous Tasks and review various engineering related items associated with Site A – Phase 1 Amendments as requested by Client.

B. Phase 2 Tentative Map and Improvement Plan Review

1. Perform miscellaneous tasks and review various engineering related items associated with Site A – Phase 2 as requested by Client, including but not limited to:
 - Assist with implementation efforts of the Master Infrastructure Plan (MIP);
 - Review Tentative Map, Block Development Plans, cost estimates, technical documents, improvement plans, etc. for consistency with the MIP;
 - Prepare miscellaneous exhibits;
 - Attend meetings;
 - Coordinate with City Staff and other consultants.

Description of Work

IV. Task 4 – Site B Engineering Related Tasks

A. Miscellaneous Engineering Tasks and Exhibits

1. Perform miscellaneous tasks and prepare miscellaneous exhibits related to advancing the feasibility of Site B as requested by Client, including but not limited to:
 - Assist with implementation efforts of the Master Infrastructure Plan (MIP) within Site B;
 - Review potential development proposals for consistency with the MIP;
 - Analyze phasing opportunities;
 - Prepare Infrastructure Cost Estimates;
 - Prepare miscellaneous exhibits;
 - Attend meetings;
 - Coordinate with City Staff, EBMUD, PG&E, AMP and other consultants.

B. Geotechnical Evaluation

1. ENGEO, Inc. will prepare a Geotechnical Feasibility Report indicating preliminary geotechnical recommendations for development within the Tarry Refinery Waste Site.

V. Reimbursables

- A. Printing and Computer Plots.
- B. Delivery Services and UPS.
- C. Acquisition of Record Materials.
- D. Mileage, Tolls and Parking

Description of Work

VI. Assumptions

- A. Fees will be charged per the attached Standard Hourly Charge Rate Schedule, which is in effect through June 30, 2018. The estimated fee amounts are for budget purposes only. Certain line items may be exceeded; the total estimated fee will not be exceeded without authorization.

VII. Exclusions

- A. Preliminary Title Report.
- B. Design or staking of any improvements.
- C. Inspection services.



**Carlson, Barbee
& Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS

June 12, 2017
Job No.: 1087-010

Budget

**Alameda Point
2017 / 2018 Tasks
Alameda, California**

<u>Description of Work</u>	<u>Budget</u>
I. Task 1 - Phase 3B Navy / SLC Transfers	
A. Navy Conveyance	\$ 8,500
B. State Lands Exchange	\$ 27,500
II. Task 2 - Master Infrastructure Plan Implementation	\$ 75,000
III. Task 3 - Site A Engineering Review Related Tasks	
A. Phase 1 Amendment Review	\$ 10,000
B. Phase 2 Tentative Map and Improvement Plan Review	\$ 25,000
IV. Task 4 - Site B Engineering Related Tasks	
A. Miscellaneous Engineering Tasks and Exhibits	\$ 10,000
B. Geotechnical Evaluation	\$ 15,000
V. Reimbursables Budget (Cost + 10%)	\$ 3,000
Total	\$ 174,000

Fees will be charged per the attached Standard Hourly Charge Rate Schedule, which is in effect through June 30, 2018. The estimated fee amounts are for budget purposes only. Certain line items may be exceeded; the total estimated fee will not be exceeded without authorization.

2633 CAMINO RAMON, SUITE 350 • SAN RAMON, CALIFORNIA 94583 • (925) 866-0322 • www.cbandg.com

[SAN RAMON](#) • [SACRAMENTO](#)



Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

STANDARD HOURLY CHARGE RATE SCHEDULE

Effective through June 30, 2017

Engineering

Project Manager	\$190 - \$200
Senior Engineer.....	\$180 - \$200
Project Engineer.....	\$170
Design Engineer.....	\$155
Associate Engineer	\$140
Assistant Engineer	\$120

Planning

Senior Planner	\$180
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Surveying

Survey Manager	\$200
Senior Surveyor	\$175 - \$185
Project Surveyor.....	\$170
Office Surveyor.....	\$155
Associate Surveyor	\$140
Assistant Surveyor	\$120
Party Chief.....	\$170
Chainman	\$ 90

Drafting

CAD Technician	\$125 - \$135
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Administration

Clerical	\$ 60
Reimbursables.....	Cost + 10%

Management

Principal	\$230
Associate	\$200 - \$215



June 2, 2016
Job No.: 1087-010

Proposal to Provide
Civil Engineering and Surveying Services

**Alameda Point
2016 / 2017 Tasks
Alameda, California**

Description of Work

I. Task 1 – Storm Drain Line G Property Transfer

A. Navy Conveyance

1. Finalize the Line G Navy Conveyance Areas
 - a. Confirm the limits of the Navy Property to be conveyed to the City of Alameda for the Line G corridor.
 - b. Establish the proposed parcels to be created within the Line G Conveyance Areas based on direction from the Navy, City and Environmental Consultants.
 - c. Update previously prepared Navy Conveyance exhibits, as necessary.
2. Legal Descriptions and Plat Maps (Assume 2)
 - a. Prepare a legal description and plat map describing the Line G Navy Conveyance Parcel(s).
3. Meetings and Processing
 - a. Prepare miscellaneous exhibits and perform miscellaneous tasks, as requested by Client.
 - b. Prepare modifications to exhibits, legal descriptions and plat maps, as requested by Client.
 - c. Attend meetings and assist Client in processing legal descriptions with Navy, Attorneys, City of Alameda representatives, and Title Company.

Description of Work

B. States Lands Exchange

1. Finalize the Line G Exchange Areas

- a. Update the previously prepared State Lands Exchange Exhibits (Overall, Phase 1 and Phase 2) depicting Agreed Trust Lands, Trust Addition Lands, Agreed Non-Trust Lands, and Trust Termination Lands to be consistent with Final Navy Phase 1, 2, and Line G property transfers and Federally Retained Lands boundaries.
- b. Provide exhibits to legal counsel, State Lands Commission staff, and other relevant agencies, revise as needed.

2. Line G Exchange Legal Descriptions and Plat Maps

- a. Prepare three legal descriptions and plat maps of the following areas:
 - i. Line G NAS Alameda Property
 - ii. Line G Trust Termination Lands
 - iii. Line G Agreed Trust Lands
- b. Revise and process plats and legal descriptions to legal counsel, State Lands Commission Staff, and other relevant agencies as needed.

3. Line G Exchange Record of Survey

- a. Prepare a Record of Survey of the Phase 2 Exchange in accordance with City of Alameda, County of Alameda and State Lands Commission requirements. The Record of Survey shall:
 - i. be based on field surveys;
 - ii. show the boundaries of the Trust Addition Lands, Trust Termination Lands, Agreed Trust Lands and Agreed Non-Trust Lands conveyed in Closing Line G transfer;
 - iii. establish the physical location of boundaries and define same with sufficient controlling monuments appropriately placed;
- b. Set monuments and property corners (assume a maximum of 4 monuments will be set).

Description of Work

4. Meetings and Processing
 - a. Prepare miscellaneous exhibits and perform miscellaneous tasks, as requested by Client.
 - b. Prepare modifications to exhibits and provide additional tasks, as requested by Client.
 - c. Attend meetings and assist Client in processing plans with SLC, Title Company, Attorneys, City of Alameda representatives.

II. Task 2 – Master Infrastructure Plan Implementation

A. Miscellaneous Engineering Tasks and Exhibits

1. Perform miscellaneous tasks and prepare miscellaneous exhibits as requested by Client, including but not limited to:
 - Assist with implementation efforts of the Master Infrastructure Plan (MIP);
 - Review potential development proposals for consistency with the MIP;
 - Analyze phasing opportunities;
 - Prepare Infrastructure Cost Estimates;
 - Prepare miscellaneous exhibits;
 - Attend meetings;
 - Coordinate with City Staff and other consultants.

III. Task 3 – Site A Engineering Review Related Tasks

A. Miscellaneous Engineering Tasks and Review

1. Perform miscellaneous tasks and review various engineering related items associated with Site A as requested by Client, including but not limited to:
 - Assist with implementation efforts of the Master Infrastructure Plan (MIP);
 - Review development plans, technical documents, improvement plans, etc. for consistency with the MIP;
 - Prepare miscellaneous exhibits;
 - Attend meetings;
 - Coordinate with City Staff and other consultants.

Alameda Point – 2016 / 2017 Tasks

Page 4 of 4

June 2, 2016

Job No.: 1087-010

Description of Work

IV. Reimbursables

- A. Printing and Computer Plots.
- B. Delivery Services and UPS.
- C. Acquisition of Record Materials.
- D. Mileage, Tolls and Parking

V. Assumptions

- A. Fees will be charged per the attached Standard Hourly Charge Rate Schedule, which is in effect through June 30, 2017. The estimated fee amounts are for budget purposes only. Certain line items may be exceeded; the total estimated fee will not be exceeded without authorization.

VI. Exclusions

- A. Preliminary Title Report.
- B. Design or staking of any improvements.
- C. Inspection services.



Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

June 2, 2016
Job No.: 1087-010

Budget

Alameda Point 2016 / 2017 Tasks Alameda, California

<u>Description of Work</u>	<u>Budget</u>
I. Task 1 - Line G Tidelands Trust Exchange	
A. Navy Conveyance	
1. Finalize the Line G Navy Conveyance Areas	\$ 1,500
2. Legal Descriptions and Plat Maps	\$ 2,500
3. Meetings and Processing	\$ 2,000
B. State Lands Exchange	
1. Finalize the Line G Exchange Areas	\$ 2,000
2. Line G Exchange Legal Descriptions and Plat Maps	\$ 5,000
3. Line G Exchange Record of Survey	\$ 10,000
4. Meetings and Processing	\$ 3,000
Subtotal Task 1	\$ 26,000
II. Task 2 - Master Infrastructure Plan Implementation	
A. Miscellaneous Engineering Tasks and Exhibits	
Subtotal Task 2	\$ 60,000
III. Task 3 - Site A Engineering Review Related Tasks	
A. Miscellaneous Engineering Tasks and Review	
Subtotal Task 3	\$ 80,000
IV. Reimbursables Budget (Cost + 10%)	\$ 3,000
Total	\$ 169,000

Fees will be charged per the attached Standard Hourly Charge Rate Schedule, which is in effect through June 30, 2017. The estimated fee amounts are for budget purposes only. Certain line items may be exceeded; the total estimated fee will not be exceeded without authorization.



Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

STANDARD HOURLY CHARGE RATE SCHEDULE

Effective through June 30, 2017

Engineering

Project Manager	\$190 - \$200
Senior Engineer.....	\$185 - \$200
Project Engineer.....	\$170
Design Engineer.....	\$155
Associate Engineer	\$140
Assistant Engineer	\$120

Planning

Senior Planner	\$175
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Surveying

Survey Manager	\$200
Senior Surveyor	\$180
Project Surveyor.....	\$170
Office Surveyor.....	\$155
Party Chief.....	\$170
Chainman	\$85

Drafting

CAD Technician	\$125 - \$135
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Administration

Clerical	\$60
Reimbursables.....	Cost + 10%

Management

Principal	\$230
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May 7, 2015
Job No.: 1087-010
Revised: June 4, 2015

Budget

**Alameda Point
2015 Tasks
Alameda, California**

<u>Description of Work</u>	<u>Budget</u>
I. Task 1 - Phase 2 Tidelands Trust Exchange	
A. Finalize the Phase 2 Exchange Areas	\$ 5,000
B. Phase 2 Exchange Legal Descriptions and Plat Maps	\$ 10,000
C. Phase 2 Exchange Record of Survey	\$ 17,500
D. Meetings	\$ 5,000
Subtotal Task 1	\$ 37,500
II. Task 2 - Additional Outfall Permitting Assistance	
A. Update Stormwater Management Plan	\$ 9,000
B. Additional Application Processing Assistance	\$ 3,000
C. Meetings and Coordination	\$ 3,000
D. Revisions and Processing	\$ 5,000
Subtotal Task 2	\$ 20,000
III. Task 3 - Master Infrastructure Plan Implementation	
A. Miscellaneous Tasks and Exhibits	\$ 25,000
Subtotal Task 3	\$ 25,000
IV. Task 4 - Alameda Point Engineering Related Tasks	\$ 45,000
A. Miscellaneous Engineering Tasks and Review	
B. Meetings and Coordination	
Subtotal Task 4	\$ 45,000

Alameda Point

Page 2 of 2

May 7, 2015

Job No.: 1087-010

Revised: June 4, 2015

<u>Description of Work</u>	<u>Estimated Fee</u>
V. Task 5 - WETA Facility - Engineering Related Tasks	\$ 20,000
A. Miscellaneous Engineering Tasks and Review	
B. Meetings and Coordination	
Subtotal Task 5	\$ 20,000
VI. Reimbursables Budget (Cost + 10%)	\$ 4,000
Total	\$ 151,500

Fees will be charged per the attached Standard Hourly Charge Rate Schedule, which is in effect through June 30, 2016. The estimated fee amounts are for budget purposes only. Certain line items may be exceeded; the total estimated fee will not be exceeded without authorization.



Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

May 7, 2015
Job No.: 1087-010
Revised: June 4, 2015

Proposal to Provide Civil Engineering and Surveying Services

Alameda Point 2015 Tasks Alameda, California

Description of Work

I. Task 1 – Phase 2 Tidelands Trust Exchange

A. Finalize the Phase 2 Exchange Areas

1. Update the previously prepared State Lands Exchange Exhibits (Overall, Phase 1 and Phase 2) depicting Agreed Trust Lands, Trust Addition Lands, Agreed Non-Trust Lands, and Trust Termination Lands to be consistent with Final Navy Phase 1 & 2 property transfers and Federally Retained Lands boundaries.
2. Provide exhibits to legal counsel, State Lands Commission staff, and other relevant agencies, revise as needed.

B. Phase 2 Exchange Legal Descriptions and Plat Maps

1. Prepare five legal descriptions and plat maps of the following areas:
 - a. Phase 2 NAS Alameda Property
 - b. Phase 2 Trust Addition Lands
 - c. Phase 2 Trust Termination Lands
 - d. Phase 2 Agreed Trust Lands
 - e. Phase 2 Non-Trust Lands
2. Revise and process plats and legal descriptions to legal counsel, State Lands Commission Staff, and other relevant agencies as needed.

Alameda Point - 2015 Tasks

Page 2 of 5

May 7, 2015

Job No.: 1087-010

Revised: June 4, 2015

Description of Work

C. Phase 2 Exchange Record of Survey

1. Prepare a Record of Survey of the Phase 2 Exchange in accordance with City of Alameda, County of Alameda and State Lands Commission requirements. The Record of Survey shall:
 - a. be based on field surveys;
 - b. show the boundaries of the Trust Addition Lands, Trust Termination Lands, Agreed Trust Lands and Agreed Non-Trust Lands conveyed in Closing Phase 2;
 - c. establish the physical location of boundaries and define same with sufficient controlling monuments appropriately placed;
2. Set monuments and property corners (assume a maximum of 6 monuments will be set).

D. Meetings and Processing

1. Prepare miscellaneous exhibits and perform miscellaneous tasks, as requested by Client.
2. Prepare modifications to exhibits and provide additional tasks, as requested by Client.
3. Attend meetings and assist Client in processing plans with SLC, Navy, Title Company, Attorneys, City of Alameda representatives.

II. Task 2 – Additional Outfall Permitting Assistance

A. Update Stormwater Management Plan

1. Update the Preliminary Stormwater Management Plan based on the feedback from RWQCB.
2. Prepare a Stormwater Quality Schematic Figures for the project site depicting the anticipated stormwater facilities within each sub district. The figures will also depict how the stormwater facilities will be incrementally implemented within Alameda Point to comply with the Municipal Regional Permit (MRP) and additional commitments.

Alameda Point - 2015 Tasks

Page 3 of 5

May 7, 2015

Job No.: 1087-010

Revised: June 4, 2015

Description of Work

- B. Additional Application Processing Assistance
 - 1. Assist the team in processing the application, preparation of maps and figures and other elements of the application as needed.
- C. Meetings and Coordination
 - 1. Attend meetings and coordination with the Consultant Team as requested.
- D. Revisions and Processing
 - 1. Prepare revisions and assist with processing of revisions as requested.

III. Task 3 – Master Infrastructure Plan Implementation

- A. Miscellaneous Task and Exhibits
 - 1. Perform miscellaneous tasks and prepare miscellaneous exhibits as requested by Client, including but not limited to:
 - Assist with implementation efforts of the Master Infrastructure Plan (MIP);
 - Review potential development proposals for consistency with the MIP;
 - Analyze phasing opportunities;
 - Prepare Infrastructure Cost Estimates;
 - Prepare miscellaneous exhibits;
 - Attend meetings;
 - Coordinate with City Staff and other consultants.

Alameda Point - 2015 Tasks

Page 4 of 5

May 7, 2015

Job No.: 1087-010

Revised: June 4, 2015

Description of Work

IV. Task 4 – Alameda Point Engineering Related Tasks

A. Miscellaneous Engineering Tasks and Review

1. Perform miscellaneous tasks and review various engineering related items associated with Site A, VA project and other projects as requested by Client, including but not limited to:
 - Assist with implementation efforts of the Master Infrastructure Plan (MIP);
 - Review potential development plans for consistency with the MIP, including items related to the Site A, VA project and other projects;
 - Prepare miscellaneous exhibits;
 - Attend meetings;
 - Coordinate with City Staff and other consultants.

B. Meetings and Coordination

1. Attend meetings, participate in teleconferences, and assist Client with coordination and consultation as requested.

V. Task 5 – WETA Facility – Engineering Related Tasks

A. Miscellaneous Engineering Tasks and Review

1. Perform miscellaneous tasks and review various engineering related items associated with the WETA Facility as requested by Client, including but not limited to:
 - Assist with implementation efforts of the Master Infrastructure Plan (MIP);
 - Review potential development plans for consistency with the MIP;
 - Prepare miscellaneous exhibits;
 - Attend meetings;
 - Coordinate with City Staff and other consultants.

B. Meetings and Coordination

1. Attend meetings, participate in teleconferences, and assist Client with coordination and consultation as requested.

Alameda Point - 2015 Tasks

Page 5 of 5

May 7, 2015

Job No.: 1087-010

Revised: June 4, 2015

Description of Work

VI. Reimbursables

- A. Printing and Computer Plots.
- B. Delivery Services and UPS.
- C. Acquisition of Record Materials.
- D. Mileage, Tolls and Parking

VII. Assumptions

- A. Fees will be charged per the attached Standard Hourly Charge Rate Schedule, which is in effect through June 30, 2016. The estimated fee amounts are for budget purposes only. Certain line items may be exceeded; the total estimated fee will not be exceeded without authorization.

VIII. Exclusions

- A. Preliminary Title Report.
- B. Design or staking of any improvements.
- C. Plan checking or inspection services.



Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

STANDARD HOURLY CHARGE RATE SCHEDULE

Effective through June 30, 2016

Engineering

Project Manager	\$180 - \$195
Senior Engineer.....	\$175 - \$195
Project Engineer.....	\$165
Design Engineer.....	\$150
Associate Engineer	\$135

Planning

Senior Planner	\$175
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Surveying

Survey Manager	\$195
Senior Surveyor	\$175
Project Surveyor.....	\$165
Office Surveyor.....	\$150
Party Chief.....	\$165
Chainman	\$85

Drafting

CAD Technician	\$120 - \$130
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Administration

Clerical	\$60
Reimbursables.....	Cost + 10%

Management

Principal	\$225
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**Carlson, Barbee
& Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS

January 27, 2014
Job No.: 1087-010

Exhibit "A"
Proposal to Provide
Civil Engineering and Surveying Services

**Alameda Point
2014 Tasks
Alameda, California**

Description of Work

I. Task 1 – Phase 2 Navy Conveyance

A. Finalize the Phase 2 Navy Conveyance Areas

1. Confirm the limits of the Navy Property to be conveyed to the City of Alameda in Phase 2.
2. Establish the proposed parcels to be created within the Phase 2 Conveyance Areas based on direction from the Navy, City and Environmental Consultants.
3. Update previously prepared Navy Conveyance exhibits, as necessary.

B. Legal Descriptions and Plat Maps (Assume 10)

1. Prepare a legal description and plat map describing each Phase 2 Navy Conveyance Parcel.

C. Meetings and Processing

1. Prepare miscellaneous exhibits and perform miscellaneous tasks, as requested by Client.
2. Prepare modifications to exhibits, legal descriptions and plat maps, as requested by Client.
3. Attend meetings and assist Client in processing legal descriptions with Navy, Attorneys, City of Alameda representatives, and Title Company.

II. Task 2 - Letter of Map Revision – Existing Conditions

A. Letter of Map Revision

1. Prepare the necessary hydraulic and engineering analysis required for FEMA approval of a Letter of Map Revision (LOMR) to establish the existing flood zones within Alameda Point. The existing flood zones will be mapped only for the portions of Alameda Point that are currently or are scheduled to be owned by the City of Alameda.
2. Prepare and submit a LOMR Application to FEMA.

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Description of Work

B. Processing and Revisions

1. Process the LOMR with FEMA and respond to additional information requests from FEMA reviewers.
2. Revise the LOMR materials as necessary to address FEMA or City of Alameda comments.

C. Miscellaneous Tasks and Meetings

1. Perform miscellaneous tasks and prepare miscellaneous exhibits as requested by Client.
2. Attend meetings as requested by Client.

III. **Task 3 – Outfall Permitting Assistance**

A. Stormwater Outfall Details

1. Field Survey
 - a. Perform a field survey of existing conditions at each proposed outfall location (Assume 5).
 - b. Perform a field survey of a sample of existing outfalls to be abandoned (Assume 5).
2. Outfall Plans
 - a. Prepare Preliminary Construction Plans (30%) and details for each proposed outfall location.
 - b. Calculate the amount of proposed fill within the jurisdictional waters.

B. Preliminary Stormwater Management Plan

1. Prepare a Preliminary Stormwater Management Plan based on the stormwater system information presented in the Master Infrastructure Plan.
2. Prepare a Stormwater Quality Schematic Figures for the project site depicting the anticipated stormwater facilities within each sub district. The figures will also depict how the stormwater facilities will be incrementally implemented within Alameda Point to comply with the Municipal Regional Permit (MRP).

Description of Work

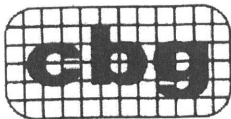
- C. Application Preparation Assistance
 - 1. Assist the team in preparing and reviewing the various application materials, preparation of maps and figures and other elements of the application as needed.
- D. Meetings and Coordination
 - 1. Attend meetings and coordination with the Consultant Team as requested.
- E. Revisions and Processing
 - 1. Prepare revisions and assist with processing of revisions as requested.
- IV. **Task 4 – Contingency and Master Infrastructure Plan Implementation**
 - A. Miscellaneous Task and Exhibits
 - 1. Perform miscellaneous tasks and prepare miscellaneous exhibits as requested by Client, including but not limited to:
 - Assist with implementation efforts of the Master Infrastructure Plan (MIP);
 - Review potential development proposals for consistency with the MIP;
 - Analyze phasing opportunities;
 - Prepare Infrastructure Cost Estimates;
 - Prepare miscellaneous exhibits;
 - Attend meetings;
 - Coordinate with City Staff and other consultants.
- V. Reimbursables
 - A. Printing and Computer Plots.
 - B. Delivery Services and UPS.
 - C. Acquisition of Record Materials.
 - D. Mileage, Tolls and Parking
- VI. Assumptions
 - A. The FEMA existing flood zone analysis will be based on the design level existing topography that our office compiled in 2007. As well as FEMA's current effective model for coastal flooding within the San Francisco Bay.

Description of Work

- B. Fees will be charged per the attached Standard Hourly Charge Rate Schedule, which is in effect through June 30, 2014. The estimated fee amounts are for budget purposes only. Certain line items may be exceeded; the total estimated fee will not be exceeded without authorization

VII. Exclusions

- A. Record of Survey.
- B. Preliminary Title Report.
- C. Wave / wind run-up model of Alameda Point.
- D. Flood Zone mapping on the Federally retained lands.
- E. CLOMR for proposed flood protection system.



**Carlson, Barbee
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CIVIL ENGINEERS • SURVEYORS • PLANNERS

January 27, 2014
Job No.: 1087-010

Budget

**Alameda Point
2014 Tasks
Alameda, California**

Description of Work

Budget

I. Task 1 - Phase 2 Navy Conveyance

A. Finalize the Phase 2 Navy Conveyance Areas	\$ 7,500
B. Legal Descriptions and Plat Maps (Assume 10)	\$ 15,000
C. Meetings and Processing	\$ 7,500

Subtotal Task 1 \$ 30,000

II. Task 2 - Letter of Map Revision - Existing Conditions

A. Letter of Map Revision	\$ 25,000
B. Processing and Revisions	\$ 10,000
C. Miscellaneous Tasks and Meetings	\$ 5,000

Subtotal Task 2 \$ 40,000

III. Task 3 - Outfall Permitting Assistance

A. Stormwater Outfall Details	\$ 8,500
B. Preliminary Stormwater Management Plan	\$ 22,500
C. Application Preparation Assistance	\$ 13,500
D. Meetings and Coordination	\$ 10,000
E. Revisions and Processing	\$ 10,000

Subtotal Task 3 \$ 64,500

Alameda Point
Page 2 of 2

January 27, 2014
Job No.: 1087-010

<u>Description of Work</u>	<u>Estimated Fee</u>
IV. Task 4 - Contingency and Master Infrastructure Plan Implementation	
A. Miscellaneous Tasks and Exhibits	\$ 20,000
Subtotal Task 4	\$ 20,000
V. Reimbursables Budget (Cost + 10%)	\$ 3,000
	Total \$ 157,500
	Plus Reimbursables

Fees will be charged per the attached Standard Hourly Charge Rate Schedule, which is in effect through June 30, 2014. The estimated fee amounts are for budget purposes only. Certain line items may be exceeded; the total estimated fee will not be exceeded without authorization.



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STANDARD HOURLY CHARGE RATE SCHEDULE

Effective through June 30, 2014

Engineering

Project Manager	\$175 - \$190
Senior Engineer	\$170 - \$190
Project Engineer	\$160
Design Engineer	\$145
Associate Engineer	\$130

Planning

Senior Planner	\$170
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Surveying

Survey Manager	\$190
Senior Surveyor	\$170
Office Surveyor	\$145
Party Chief	\$160
Chainman	\$ 80

Drafting

CAD Technician II	\$115
CAD Technician I	\$100

Administration

Clerical	\$ 55
Reimbursables	Cost Plus 10%

Management

Principal	\$220
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