

CITY OF OAKLAND
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2008 JUN 12 PM 5:39

TO: Office of the City/Agency Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: June 17, 2008

RE: **Supplemental Report on an Oakland Redevelopment Agency Resolution to Amend Existing Professional Services Agreements in Support of Development of the Gateway Development Area at the Former Oakland Army Base:**

- 1) **Authorizing the Agency Administrator to Negotiate and Execute an Amendment to the Professional Services Agreement with Kimley-Horn & Associates in an Amount Not to Exceed Nine Hundred Sixty Thousand Dollars (\$960,000) for a Total Contract Amount of Two Million Nine Hundred Sixty Thousand Dollars (\$2,960,000); and**
- 2) **Authorizing the Agency Administrator to Negotiate and Execute an Amendment to the Professional Services Agreement with URS Corporation to Extend the Term of the Contract to June 30, 2010, with No Change to the Existing Contract Amount; and**
- 3) **Authorizing the Agency Administrator to Negotiate and Execute an Amendment to the Professional Services Agreement with Lamphier-Gregory in an Amount Not to Exceed One Hundred Thousand Dollars (\$100,000) for a Total Contract Amount of Six Hundred Forty Three Thousand Dollars (\$643,000).**

SUMMARY

On June 10, 2008, the Community and Economic Development Committee heard a report from staff recommending contract amendments for three consultant teams that provide technical planning, environmental, engineering, and design services for the development of the former Oakland Army Base. The three consultant teams are: Kimley-Horn & Associates, Lamphier-Gregory, and URS Corporation. This supplemental report provides additional information on the past work performed by these consultants and the proposed scope of services that would be accomplished for each consultant.

KEY ISSUES AND IMPACTS

1. Scope of Services for Past and Future Work

At the request of the CED Committee, staff is providing additional data on the specific tasks that were performed by each consultant during the term of the existing contract, as well as the tasks that are expected to be performed under the proposed contract amendments. Existing tasks are shown in **Attachment A**; and proposed new tasks are shown in **Attachment B**.

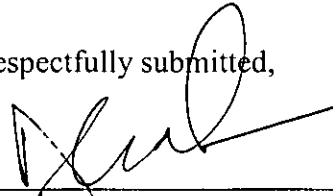
Item: _____
ORA/City Council
June 17, 2008

It should be noted that the Army Base is a complex site that is subject to constantly evolving legal, political, planning, and engineering issues. Therefore, although staff has worked with the consultants to refine their contract scopes as much as possible, the focus of work may need to be flexible as the planning needs of the development are refined.

RECOMMENDATION

Staff recommends approval of the proposed resolution to amend the contracts of Kimley-Horn & Associates, Lamphier-Gregory, and URS Corporation.

Respectfully submitted,



Dan Lindheim, Director
Community and Economic Development Agency

Reviewed by: Gregory Hunter
Deputy Director, Economic Development and Redevelopment

Prepared by:
Alex Greenwood
Urban Economic Coordinator

APPROVED AND FORWARDED TO
THE AGENCY/CITY COUNCIL:



OFFICE OF THE CITY ADMINISTRATOR
/ AGENCY ADMINISTRATOR

Attachment A:

**Supplemental Information on Existing Tasks
for Kimley-Horn, URS, and Lamphier-Gregory**

List of Consultant Tasks: Kimley-Horn Associates

Task	Date	Cost
Prepare preliminary infrastructure exhibits and supporting estimate of capital improvement costs for public improvements supporting the development of a new Costco and auto dealerships in the North Gateway area including	9/20/2005	\$24,800.00
Report with exhibits of the Gateway Development Area showing the zones of different foundation recommendations and written summary of foundation system recommendations	9/20/2005	\$29,000.00
Transportation planning services	12/22/2005	\$10,000.00
Surface Utility Survey	12/22/2005	\$16,675.00
Tentative Track Map engineering services.	12/22/2005	\$255,960.00
Preliminary PG&E application	12/22/2005	\$8,181.00
Site layout alternative and selection	12/22/2005	\$12,260.00
Update infrastructure study to match preferred layout	12/22/2005	\$7,222.00
Coordination efforts between various City and Municipal agencies, and attend up to 40 meetings.	3/9/2006	\$26,603.00
RMP location survey performed by Mountain Pacific Surveys. Amended from \$5,252 on 3/9/2006	5/24/2006	\$7,792.90
Review existing data of R value recommendations sufficient to develop planning level recommendations for pavement sections at various areas across the project site	6/2/2006	\$6,200.00
Project management, quality control/quality assurance, permit processing, base plan and utility composite preparation, soils testing and pavement structural section design, preparation of plans, specifications, and estimates, and utility coordination	6/26/2006	\$827,408.00
Structural engineering analysis in support of the design of the sound wall along Segment 2 of Bay Bridge Automall Parkway and for the proposed storm sewer lift station near existing similar structures on Burma Road	9/8/2006	\$37,886.00
Additional Electrical Services	9/21/2006	\$25,300.00
Amended Electrical Services	12/18/2006	\$11,500.00
Additional Electrical Services	4/5/2007	\$19,470.00
A field reconnaissance for the purpose of assessing the potential for resource agency permits included in the JARPA permit application	10/26/2006	\$25,875.00
Field exploration, geotechnical engineering analysis, and reporting for the addition of structural features which include a sound wall along Segment 2 of the Bay Bridge Automall Parkway, a storm sewer lift station near the existing structures on Burma Road, a project monument located in Segment 3 of Bay Bridge Automall Parkway. Amended from \$24,835.75 dated 9/8/2006	12/13/2006	\$28,470.25
Additional Environmental Engineering Services	12/13/2006	\$15,956.00
Electrical design services for the stormwater lift station in the North Gateway Development Area. Amended from \$25,300.00 dated 9/8/2006	12/13/2006	\$36,800.00
Roadway design and engineering services in support of the reconstruction of Engineer Road	12/13/2006	\$42,789.00
Providing hydraulics engineering analysis in support of the redesign of the sanitary sewer system to the Wood Street Interceptor	12/13/2006	\$17,338.00
Electrical engineering services for the redesign (at 100%) of Bay Bridge Automall Parkway.	4/5/2007	\$19,470.00

List of Consultant Tasks: Kimley-Horn Associates

Landscape design services for the redesign (at 100%) of Bay Bridge Automall Parkway	4/5/2007	\$19,774.00
Engineering services for the redesign (at 100%) of Bay Bridge Automall Parkway	4/5/2007	\$92,388.00
Design services in the redesign of Bay Bridge Automall Parkway	4/5/2007	\$111,841.00
Prepare and submit a 404 and Section 10 permit application to the ACOE as part of the JARPA application process.	4/5/2007	\$29,976.00
Process development review consulting services	9/4/2007	\$25,000.00
Hydrology and hydraulics analysis, and design engineering efforts, in support of the redesign of the storm drain system to the existing outfall #8.	9/4/2007	\$52,541.00
Electrical engineering services in the redesign of Bay Bridge Automall Parkway	11/12/2007	\$22,379.00
Landscape design services in the redesign of Bay Bridge Automall Parkway	11/12/2007	\$51,163.00
Final design and coordination efforts between various Agency, City and Municipal agencies through the end of the City's Bidding process	1/2/2008	\$81,981.85
Total		\$2,000,000.00

List of Consultant Tasks: Lamphier-Gregory

Task	Date Services Were Delivered	Cost of Services Performed by Lamphier-Gregory	Cost of Services Performed by Traffic Consultants Dowling	Cost of Services Performed by Architects/Architectural Historians FME	Total
Oakland Army Base Redevelopment Area EIR - Acted as contract staff, project management, and conducted peer review of the EIR.	Dec. 2001 to Dec. 2002	\$122,000			\$122,000
Subaru Site (Costo Project) - Analysis of new project under Redevelopment EIR; appropriate allocation of mitigation measures; approach, scoping, preparation, and coordination of City/Port discussions on implementation of fair-share contribution mitigation measures including costing information; preparation of an Initial Study to determine environmental impacts, and a traffic impact study of the project comparing the relative benefits of a loop road to an elevated connection to West Grand Avenue and the structural feasibility of the elevated connection from Relocated Maritime Street to West Grand Avenue.	May. 2003 to Dec. 2004	\$60,700	\$53,000		\$113,700
OARB Auto Mall Supplemental EIR - Analysis of the new project under the Redevelopment EIR; approach, scoping and preparation of a Supplemental EIR including traffic analysis and preparation of conceptual site design for analysis.	Jan. 2006 to Jan. 2007	\$90,500	\$74,000	\$7,100	\$171,600
Auto Mall Adaptive Reuse Analysis - As requested, an adaptive reuse analysis was completed to assess the feasibility of reusing the historic warehouses on the East Gateway area for auto dealerships as required per Redevelopment EIR mitigation measures.	June 2006 to Oct. 2006			\$30,000	\$30,000
Auto Mall Response to EBMUD Issues and Litigation - An addendum to the Auto Mall Supplemental EIR was prepared to respond to issues raised by EBMUD, including analysis of new alternative designs, additional traffic analysis, and sewer analysis, on as-requested basis, provided technical assistance to support City/Agency's negotiations with EBMUD in context of litigation.	Dec. 2006 to current	\$27,500	\$21,000		\$48,500
Auto Mall Billboard - Preliminary environmental assessment to determine scope of required analysis.	Dec. 2006 to Dec. 2007	\$1,600			\$1,600
Contract Planning/Mitigation Monitoring and Reporting - On an as-requested basis, provide technical assistance and support to City staff in implementing conditions and mitigation measures from the Redevelopment EIR and subsequent project-specific documents.	Dec. 2006 to July 2007	\$3,600			\$3,600
Auto Mall (and entire Gateway Area) Fair-Share Analysis - Allocation of mitigation measures from Redevelopment EIR and Subsequent documents; approach, scoping, preparation, and coordination of City/Port discussions on implementation of fair-share contribution mitigation measures including costing information and breakdowns to specific projects/sub-areas.	Sept. 2007 to Dec. 2007	\$23,300	\$6,800		\$30,100
AMS Adaptive Reuse Analysis - As requested, an adaptive reuse analysis was completed to assess the feasibility of reusing the historic warehouses on the East Gateway area for ancillary maritime support (AMS) uses as required per Redevelopment EIR mitigation measures including analyzing the circulation.	June 2007 to Sept. 2007	\$8,300	\$8,500	\$4,000	\$20,800
AMS Proposal review - As requested, review and circulation analysis of proposals for AMS development on the East Gateway.	Sept. 2007			\$1,100	\$1,100
Totals		\$337,500	\$163,300	\$42,200	\$543,000



February 28, 2007

Mr. Andrew Clough
Environmental and Engineering Services Manager
Community and Economic Development Agency
250 Frank H. Ogawa Plaza, Suite 2340
Oakland, CA 94612-2031

**Summary of URS Services
Authorization Request for
Past and Pending Activities
Former Oakland Army Base
URS Project Number 28066917**

Dear Andrew:

URS is pleased to provide this summary of services provided to date, as well as planned services related to sanitary sewer monitoring. The purpose of this letter is to document our work and acknowledgement that this work was authorized.

SCOPE OF WORK

Below we summarize tasks performed to date under this contract. URS requires your acknowledgement of authorization for these services and approval of the planned activities related to the pending sanitary sewer monitoring.

Task 1 – Review of draft Transportation and Traffic Control Plan – This work was performed in support of planned soil excavation and hauling off-site associated with the remediation work adjacent to Building 6. This work is complete.

Task 2 – Utilities Cut and Cap Oversight – Work under this task included providing field support in documenting the proper handling of the removal of utilities in the area of the remediation work adjacent to Building 6. This work is complete.

Task 3 – Evaluation of Excavation in the Vicinity of Building 6 – This task included evaluation of the potential effects to Building 6 excavation adjacent and potentially below the building. This work is complete.

Task 4 – Gateway Auto Mall Plan Review – This work included review of the Auto Mall drawings and specifications and providing peer review comments. URS has attended several coordination meetings and provided several rounds of comments on the construction drawings and specifications. This work is substantially complete.

Task 5 – Sanitary Sewer Flow Monitoring - This work is pending and includes installation of flow monitoring device(s) in an existing sanitary sewer manhole and monitoring flow rates entering the manhole from various portions of the OBRA facility. This work is outlined in the attached project management plan (PMP) and costs in the

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San Francisco, CA 94105
Tel: 415.896-5858
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www.urscorp.com

attached spreadsheet.

ESTIMATED COST

Table 1 below summarizes our completed work to date under Tasks 1-4 and pending work under Task 5.

Table 1 – Estimated Costs		
Task No.	Description	Amount
1	Review of draft Transportation and Traffic Control Plan	\$ 1,500
2	Utilities Cut and Cap Oversight	\$ 5,000
3	Evaluation of Excavation in the Vicinity of Building 6	\$ 4,000
4	Gateway Auto Mall Plan Review	\$18,050
5	Sanitary Sewer Flow Monitoring	\$46,150
	Estimated Total	\$74,700
	Minus Authorization URS-01, dated 7/15/05 (attached)	\$10,000
	Requested Authorization Amount	\$64,700

TERMS AND CONDITIONS

We propose to perform this work in accordance with our 2007 Schedule of Fees and Charges is included as Attachment A-1, previously transmitted 1/15/07 as an attachment to our signed contract.

We are proud of our work to date supporting the Oakland Community and Economic Development Agency and look forward to continuing to assist you on this project.

Very truly yours,
URS Corporation

Thomas M. Sweet, P.E., LEED AP®
Civil Engineering Group Manager

Emilio Cruz
Vice President

Attachments

Sanitary Sewer Monitoring
PROJECT MANAGEMENT PLAN
Former Oakland Army Base

Revised 022807

1. **Client Information:**

Andrew Clough, City of Oakland, Oakland, CA (email: AClough@oaklandnet.com)

2. **Project Objectives:**

Task 1: Flow Monitoring - Establish baseline measurement of total sanitary sewer (SS) flow condition for key manhole structure located between former Oakland Army Base and EBMUD treatment plant (referred to as MH23A).

Task 2: I/I Mitigation Plan - Work with OBRA staff to identify most likely infiltration/inflow (I/I) lines, current status, and future status (active or to be abandoned).

Task 3: Implementation of I/I Mitigation Plan - Implement mitigation plan to minimize I/I, including installation of plugs at selected manhole structures.

Task 4: Review Change in Flow Conditions - Review total flow condition(s) and contributing portion from OBRA facilities based on above improvements. Evaluate relationship between tidal-influence and flow measurements. Prepare technical memorandum on findings.

3. **Project Scope:**

Task 1 - Baseline Monitoring: Manhole structure 23A will be monitored with a single instrument for four to eight weeks. If it is desired to monitor two or more manhole structures simultaneously, it will be necessary to acquire additional instruments. The MH structure to be monitored is MH 23A.

Monitoring will consist of measuring flow in gallons per minute on a continuous basis with an area/velocity meter. The area measurement will be determined using a pressure transducer that measures depth. The velocity will be measured with a device using a Doppler sensor. The pressure sensor will provide water level determinations and allow checking and correcting for pipe surcharging. Line size is anticipated to be 15-inch diameter.

Salinity testing will be performed to understand the I/I attributed to the brackish groundwater. Spot testing will be conducted at key junctures in the trunk sewer lines. This will allow understanding of the locations where there is I/I.

In addition, as an optional task (priced as Task 5 on attached budget summary sheet), it is suggested up to two nearby groundwater wells be selected based on review of existing well logs. Water levels would be monitored for up to 8 weeks using an In-Situ Inc. miniTROLL™ pressure transducer and COMPAQ iPAQ™ data logger. Collection of simultaneous pipe flow and groundwater levels will enable evaluation of inflow caused by tidally influenced groundwater level changes and flow changes due to storm percolation and inflow.

The monitoring device and accessories to provide the needed flow measurement are manufactured by HACH as identified in the following table:

Sanitary Sewer Monitoring
PROJECT MANAGEMENT PLAN
Former Oakland Army Base

Revised 022807

MONITORING EQUIPMENT

<u>Device Name</u>	<u>Model Number</u>	<u>Approximate Cost</u>
HACH 910 – Flow Measuring Bundle Kit inc. flow meter, suspension cable, pressure transducer (A) and Doppler sensor (V)	4900910	\$3575
Spring Rings for annular pipe space installation – 15 inch	1365	\$200
Data Transfer Unit	3516	\$640
Cable (DTU to computer)	1727	\$30
	TOTAL	\$4,445

Delivery time is typically two weeks, however, the above equipment is in stock, and thus, the time will likely be less than two weeks.

A device for measuring salinity will be purchased for around \$5,000 and turned over to the City.

Factors that may affect the SS flow will be evaluated. These include:

- Tidal influence
- Diurnal affects
- Weather conditions
- Rainfall
- Day of week
- Flooding

The manhole structure will need to be entered to set-up the flow monitor and is considered a confined space requiring an approved Health and Safety Plan (HSP) beyond the current in-place HSP that has been prepared for overall URS involvement in OBRA-related projects, which will require a project specific HSP to be prepared.

Task 2 – I/I Mitigation Plan: Simultaneous with Task 1, a plan will be developed to minimize I/I by plugging disused lines. To identify those lines that can be plugged, URS will consult with OBRA and staff. Review will be conducted of the Sanitary Sewer Survey Report by Radian (dated September 1997) and CCTV and Manhole Inspection report by Subtronic Corporation (dated 1997). It is anticipated that on the order of 10 to 15 lines will be plugged by accessing existing manholes.

Task 3 – Implementation of I/I Mitigation Plan: Implementation of Task 2 above will consist of plugging disused lines by inserting expandable rubber plugs into the lines. Access for this work will be made via the manhole structures. The manhole structures are typically 3 to 12 feet in depth. The manhole structures are considered confined spaces and will require an approved project-specific HSP. Proper monitoring will be needed for the confined space entry. Each entrance episode will need two personnel present. Certified personnel in confined space entry will be utilized.

Task 4 – Review Change in Flow Conditions: Once Task 3 has been completed, the baseline flow described in Task 1 will be measured again. It is expected that the plugging of the disused lines will be decrease the overall flow rate in MH 23A.

4. Special Risks:

Civil:

Sanitary Sewer Monitoring
PROJECT MANAGEMENT PLAN
Former Oakland Army Base

Revised 022807

- Confirming correct MH to monitor.
- Understanding all variables that might be affecting flow.
- Safety concerns associated with confined space entry hazards and traffic safety concerns.
- Vandalism to equipment.
- Identify all I/I sources and targeting correct lines to plug.
- Potential inaccuracies in SS map.

Environmental/Planning:

- Providing insight and generalized knowledge of soil conditions (soil and groundwater contamination) as they influence the SS system.

5. Technical Approach:

Task 1 - Baseline Monitoring:

- Confirm PMP with Client at site visit.
- Order equipment.
- Set target date and duration for monitoring.
- Understand variables that might affect measurements and relate those to the team.
- Monitor key manholes for salinity.

Task 2 -I/I Mitigation Plan:

- Review current SS system drawing
- Identify gaps in system drawing
- Identify lines to be abandoned.
- Review SS Survey, MH monitoring and CCTV survey for lines that indicate greatest I/I
- Developed phased approach to [plugging most critical lines first.
- Assess potential problem areas for plugging and any specific risks.

Task 3 - Implementation of I/I Mitigation Plan:

- Review plan for lines to be plugged.
- Order locate materials for plugging
- Coordinate with onsite staff
- Develop and obtain approval for HSP for work.
- Implement I/I Mitigation Plan

Task 4 -Review Change in Flow Conditions:

- Review work to date.
- Assess variables to flow data.
- Speculate on impact to flow volumes.
- Measure flow at MH 23A for comparison.
- Summarize in technical memorandum.

6. Project QA Plan

Civil

- ITR by Terry Cooke URS/OAK

Health and Safety Plan

- Gus Raggambi URS/SF

7. Work Breakdown Structure (Tasks)

Civil

Sanitary Sewer Monitoring
PROJECT MANAGEMENT PLAN
Former Oakland Army Base

Revised 022807

- Oversight – Tom Sweet URS/SF
- Implementation – OAK staff

Environmental/Planning

- General – The project-specific HSP will address potential issues related to water quality and potential risks to personnel.

8. Project Schedule and Budget

(project is on a fast-track for Task 1)

9. Project Organization Chart

(for 221 Main St.)

Tom Sweet - Project Manager & Lead

10. Methods of Communication and Documentation

- Email
- Meeting minutes

11. Deliverables

- Technical Memorandum

**Cost Estimate
for
SS Monitoring OBRA**

TASK NO.	Personnel	PERSONNEL HOURS								ODCs				TOTALS				
		Princ/Sen Consultant	Senior Proj	Project	Asst Proj	Senior Staff	Sen Drafter	Word Processor	Clerk	UNIT	RATE (\$)	EST QNTY	COST TYPE	URS LABOR	URS EQUIP/ LAB	OUTSIDE EXPENSES	SUB CONTRACTS	COMM + HNDLG
Hourly Rate		\$190	\$165	\$150	\$120	\$90	\$95	\$70	\$65									
1.0	Task 1 - Baseline Monitoring																	
	Workplan and HSP Approval	1	2		12								\$1,960					\$1,960
	Site visit (8)		8		32								\$5,160					\$5,160
	Device (HACH 910)														\$5,000			\$5,000
	Device (salinity)														\$500			\$500
	URS Field Vehicle								day	\$65.00	4	1		\$260				\$260
	SUBTOTAL FOR TASK 1	1	10		44					65	4	1	\$7,120	\$260	\$5,500			\$12,880
2.0	Task 2 - I/I Mitigation Approach																	
	Technical Memo	4	4		18			4					\$3,860					\$3,860
	Figures		1		3		3						\$810					\$810
	Meetings (1)		4		4								\$1,140					\$1,140
	URS Field Vehicle								day	\$65.00	2	1		\$130				\$130
	SUBTOTAL FOR TASK 2	4	9		25		3	4					\$5,810	\$130				\$5,810
3.0	Task 3 - Implementation of I/I Mitigation Approach																	
	HSP		1		10	2							\$1,545					\$1,545
	Field Effort		4		60	40							\$11,460					\$11,460
	Materials		1		4	6		4					\$1,445		\$2,500			\$3,945
	Meetings (2)		10			12							\$2,730					\$2,730
	URS Field Vehicle								day	\$65.00	2	1		\$130				\$130
	SUBTOTAL FOR TASK 3		16		74	60		4					\$17,180	\$130	\$2,500			\$19,680
4.0	Task 4 - Review Changed Flow Conditions																	
	Review changed flow conditions		2		4													
	Workplan and HSP Approval	1	2		12								\$1,960					\$1,960
	Site visit (8)		8		32								\$5,160					\$5,160
	Confined space monitoring eqpt.								lump	\$400	1	1		\$400				\$400
	URS Field Vehicle								day	\$65.00	4	1		\$260				\$260
	Technical Memo	4	4		16			4					\$3,620					\$3,620
	SUBTOTAL FOR TASK 4	5	16		64			4		\$465	5	2	\$7,120	\$660				\$7,780
5.0	Task 5 - Hydrology Labor and Equipment - Optional																	
	Data review - field preparation and mobilization				12								\$1,440					\$1,440
	Field - initial setup, locate wells and setup transducers				8								\$960					\$960
	Field - weekly monitoring, check transducers and download data				48								\$5,760					\$5,760
	Data processing and analysis				20								\$2,400					\$2,400

**Cost Estimate
for
SS Monitoring OBRA**

TASK NO.	TASK DESCRIPTION	PERSONNEL HOURS								ODCs				TOTALS				TASK TOTAL
		Print/SEN Consultant	Senior Proj	Project	Asst Proj	Senior Staff	Sen Drifter	Word Processor	Clerk	UNIT	RATE (\$)	EST QNTY	COST TYPE	URS LABOR	URS EQUIP/LAB	OUTSIDE EXPENSES	SUB CONTRACTS	
	Hourly Rate	\$190	\$165	\$150	\$120	\$90	\$95	\$70	\$65									
	in-Situ flow monitoring (0.22 inch dia., 25 ft long)																	
	in-Situ flow monitoring (0.22 inch dia., 25 ft long)																	
	COMPACT TRAC flowmeter																	
	Equipment rental (100 ft)																	
	Equipment rental																	
	Field vehicle																	
	SUBTOTAL FOR TASKS	40	51		205	60	3	8	4									
	TOTAL FOR TASKS 1-5																	
	TOTAL FOR TASKS 1-4																	
	ASSUMPTIONS:																	
	1 Support will be provided by OBRA maintenance staff for site understanding.																	
	2 Field instrumentation will be purchased for flow monitoring (rented equipment may be slightly less, however, purchase approach reduces overall cost and addresses potential for replacement cost payment if rented and stolen).																	
	3 Costs are not included for equipment vandalism.																	
	4 Water level monitoring in two monitoring wells for 8 weeks.																	
	5 Two monitoring wells are accessible in close proximity to the marshide.																	
	6 Monitoring wells are readily identifiable by available boring logs and maps.																	
	7 Weekly field monitoring assumes 6 hours/day for 8 weeks.																	
	8 Groundwater level monitoring equipment is rented. Prices quoted from Equipco based on 9 week rental period (2.25 months).																	

OBRA

WORK ORDER

Contractor: URS Corporation	Work Order Number:	URS-01
	Modification Number:	
Address: Attn: Thomas M. Sweet, P.E., Project Manager 1330 Broadway, Suite 800 Oakland, CA 94612	Date:	July 15, 2005
	Specialized Service Agreement Date:	
	Project Number:	

OBRA and Contractor have agreed that Contractor will perform the following services, which are part of the Specialized Service Agreement ("Agreement") identified above. The services covered by this Work Order will be performed in accordance with the provisions set forth in the Agreement together with any attachments or schedules.

Period of Performance:	Date To Begin: July 18, 2005
	Date To Complete: 12/31/05

Scope of Services: Provide as-needed Site Civil Engineering Services in support of the Environmental Remediation Program.

Compensation: The total amount of this Work Order (or modification) shall not exceed \$ 10,000.00 in accordance with the budget shown on the Attachment.

Other Terms:
Total Work Order Value:
Original Work Order \$
Modifications to this Work Order \$
Total Value of this Work Order \$ <u>10,000.00</u>

This Work Order sets forth the total compensation for performing the work described herein. All terms, covenants, and conditions of the above-referenced Agreement remain in full force and effect.

Oakland Base Reuse Authority, OBRA

URS Corporation, Contractor

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

This will be a level of effort contract, with a Not to Exceed amount of \$500,000. Cost Scheduled should provide loaded hourly rates (i.e., base salary, fringe benefits, overhead, profit, etc.) for all project staff. Identify the level of effort expected by staff category.

**Oakland Base Reuse Authority
URS Loaded Hourly Rates and Level of Effort**

	Personnel	Job Level	Hourly Rate	% Utilization
Roadway and Signalization Team	Tom Sweet	M2	\$150	5%
	Scott Kelsey	P5	\$165	5%
	Ken Eichstaedt	P4	\$135	10%
	Matt Lee	P2	\$85	45%
	David Fyfe	P1	\$75	25%
	Nadine Hutton	Drafter	\$80	10%
				100%
Utility / Infrastructure Team	Tom Sweet	M2	\$150	10%
	Phil Meymand	P4	\$135	5%
	Seth Gentzler	P3	\$105	20%
	Ken Eichstaedt/George Chiu	P4	\$135	20%
	David Fyfe	P1	\$75	30%
	Nadine Hutton	Drafter	\$80	15%
				100%

<u>Job Level</u>	<u>Labor Classification</u>	<u>Project Hourly Rate</u>
P1	Staff Engineer, Scientist, Planner	\$75
P2	Engineer, Scientist, Planner	\$85
P3	Senior Engineer, Scientist, Planner	\$105
P4	Project Engineer, Scientist, Planner	\$135
M2-SPM	Senior Project Manager	\$150
P5	Principal Engineer, Scientist, Planner	\$165
EX-1	Vice President/Program Director	\$190
Clerical		\$55
Project Assistant/Word Processor		\$65
Technician		\$75
Senior Technical Editor		\$85
Drafter/Illustrator		\$80
Senior Drafter/Illustrator		\$95

**URS
OAKLAND BASE REUSE AUTHORITY
2005 SCHEDULE OF FEES AND CHARGES**

The following describes the basis for compensation for service performed from January 1, 2005 to December 31, 2005.

This Schedule of Fees and Charges will be adjusted annually on January 1 of each subsequent year to reflect merit and economic salary increases, and changes in the expected level and mode of operations for the new year. The new Schedule of Fees and Charges will apply to existing and new assignments.

PERSONNEL CHARGES

The charge for all time required in the performance of the Scope of Service, including office and travel time, will be at the Unit Price Hourly rates set forth below for the labor classifications indicated.

<u>Labor Classification</u>	<u>Hourly Rate</u>
Staff Engineer, Scientist, Planner	\$75
Engineer, Scientist, Planner	\$85
Senior Engineer, Scientist, Planner	\$105
Project Engineer, Scientist, Planner	\$135
Senior Project Manager	\$150
Principal Engineer, Scientist, Planner	185
Vice President/Program Director	190
Clerical	\$55
Project Assistant/Word Processor	\$65
Technician	\$75
Technical Editor	\$85
Drafter/Illustrator	\$80
Senior Drafter/Illustrator	\$95

FIELD RATES

Field Inspector	\$70
Field Supervisor	\$90

URS LABORATORY SERVICES AND SPECIALIZED EQUIPMENT CHARGES

Charges for laboratory services and testing equipment will be charged at standard usage rates. Rate schedules are available upon request.

SUBCONSULTANTS AND OTHER DIRECT COSTS

The administrative and markup cost of processing subconsultant invoices and other direct costs (ODCs) incurred by URS on the project will be charged at cost plus 8%.

Computer Applications

Document Reproduction

Vehicles and Mileage

Field vehicles (pick-ups, vans, trucks, etc.) used on project assignments will be charged at \$75.00 per day. The mileage charge for personal autos will be the then current mileage rate established by the Internal Revenue Service.

This fee schedule contains confidential URS business information and is not to be copied or distributed for any purpose other than the use intended in this contract or proposal.

SCHEDULE A-1
URS
OAKLAND BASE REUSE AUTHORITY
2007 SCHEDULE OF FEES AND CHARGES

The following describes the basis for compensation for service performed from January 1, 2007 to December 31, 2007.

This Schedule of Fees and Charges will be adjusted annually on January 1 of each subsequent year to reflect merit and economic salary increases, and changes in the expected level and mode of operations for the new year. The new Schedule of Fees and Charges will apply to existing and new assignments.

PERSONNEL CHARGES

The charge for all time required in the performance of the Scope of Service, including office and travel time, will be at the Unit Price Hourly rates set forth below for the labor classifications indicated.

<u>Labor Classification</u>	<u>Hourly Rate</u>
Staff Engineer, Scientist, Planner	\$80
Engineer, Scientist, Planner	\$90
Senior Engineer, Scientist, Planner	\$120
Project Engineer, Scientist, Planner	\$150
Senior Project Engineer, Scientist, Planner	\$165
Principal Engineer, Scientist, Planner	\$180
Vice President/Program Director	\$190
Clerical	\$65
Project Assistant/Word Processor	\$70
Technical Editor	\$95
Senior Drafter/Illustrator	\$100

URS LABORATORY SERVICES AND SPECIALIZED EQUIPMENT CHARGES

Charges for laboratory services and testing equipment will be charged at standard usage rates. Rate schedules are available upon request.

SUBCONSULTANTS AND OTHER PROJECT COSTS

The administrative and markup cost of processing subconsultant invoices and other direct costs (ODCs) incurred by URS on the project will be charged at cost plus 8%.

Computer Applications

The charge for use of in-house computers for analytical calculations, database management, graphic generation, modeling applications and other similar functions is \$10.00 an hour. The charge for use of Computer-Aided Design and Drafting (CADD) is \$15.00 per hour and for Geographic Information System (GIS) applications is \$35 an hour. In addition, there will be a charge of \$5.00 each for non-color and \$15.00 for each color plot generated by CADD and GIS systems.

Document Reproduction

In-house reproduction of letter-sized pages will be charged at \$.10 a page for black and white and \$1.50 a page for color. Larger sized pages will be \$2.50 a page.

Vehicles and Mileage

Field vehicles (pick-ups, vans, trucks, etc.) used on project assignments will be charged at \$75.00 per day. The mileage charge for personal autos will be the then current mileage rate established by the Internal Revenue Service.

This fee schedule contains confidential URS business information and is not to be copied or distributed for any purpose other than the use intended in this contract or proposal.

Summary of Invoices, OBRA, City of Oakland

Rev: 0;061108

Task	Dates Services Were Delivered	Cost of Services
Reviewed and issued comments on the Draft Traffic Control and Transportation Plan; and provide comments on Automall documents. Review potential to cut/cap utilities	11/05	\$4,445.00
Provided as-requested consultation to City on AutoMall. Reviewed potential to cut/cap utilities	12/05	\$1,905.58
Provided as-requested consultation to City	1/06	\$105.00
Site visit to evaluate excavation adjacent to building and building stability	6/06	\$945.00
Reviewed engineering design guidelines for the North Gateway Auto Mall. Assisted in monitoring for demolition of Bldg. 1	8/06	\$9,364.17
Provided as-requested consultation to City. Completed work on Bldg. 1	9/06	\$2,782.63
Provided as-requested consultation to City	12/06	\$305.94
Set up flow monitoring device in MH-23A; Provided ongoing monitoring and reporting on MH-23A; Provided on-going consultation including structural comments on Automall Parkway	3/07	\$8,275.87
Reviewed AutoMall design documents; Provided ongoing monitoring and reporting on MH-23A; Provided as-requested consultation to City; Performed capping to minimize I&I on SS system	4/07	\$18,488.93
Reviewed AutoMall design documents; Provided ongoing monitoring and reporting on MH-23A; Provided as-requested consultation to City; Performed capping to minimize I&I on SS system; Summarized capping of SS system	6/07	\$15,727.61
Reviewed AutoMall design documents; Provided ongoing monitoring and reporting on MH-23A; Provided as-requested consultation to City;	7/07	\$8,265.48
Ongoing monitoring and reporting on MH-23A	8/07	\$525.00
Ongoing monitoring and reporting on MH-23A	10/07	\$221.82
Ongoing monitoring and reporting on MH-23A	12/07	\$760.44
Ongoing monitoring and reporting on MH-23A	1/08	\$211.34
On as-requested basis, provide technical assistance to support City/Agency's negotiations with EBMUD in context of litigation; Provided ongoing monitoring and reporting on MH-23A	2/08	\$4,346.96
On as-requested basis, provide technical assistance to support City/Agency's negotiations with EBMUD in context of litigation; Provided ongoing monitoring and reporting on MH-23A	3/08	\$1,680.00
On as-requested basis, provide technical assistance to support City/Agency's negotiations with EBMUD in context of litigation; Provided ongoing monitoring and reporting on MH-23A	4/08	\$3,560.00
On as-requested basis, provide technical assistance to support City/Agency's negotiations with EBMUD in context of litigation; Provided ongoing monitoring and reporting on MH-23A	5/08	\$2,960.00
Ongoing monitoring and reporting on MH-23A	6/08	\$585.00

**Attachment B:
Supplemental Information on Proposed New Tasks
for Kimley-Horn and Lamphier-Gregory**

**(Note: URS tasks remain unchanged, since only the time of their contract
is being extended, with no increase in budget)**



PROPOSED SCOPE OF WORK

PROGRAM MANAGEMENT

The following are tasks typical for the proposed Scope of Work. We will perform other tasks as needed and identified per task order.

1. Agency and Inter-Departmental Coordination

Includes the following types of tasks:

- Provide coordination efforts between Agency, Public Works, Utilities (PG&E, AT&T, Comcast, EBMUD, etc.), the Port of Oakland, Caltrans, the Railroads, BCDC, DTSC, the Army Reserve, the Regional Water Quality Board, and others, as needed
- Coordinate and develop access and utility easements
- Provide agency coordination including project development review teams
- Assist in review of purchase agreements, CCRs, development agreements, etc.
- Prepare development standards and coordinate with developer consultants and development staff

2. Project Administration

Includes the following types of tasks:

- Develop, monitor and update a master schedule
- Oversee and manage consultants, coordinate disciplines (North Gateway)
- Administer consultant contracts (North Gateway)
- Record keeping for all work related to this project including engineering studies, drawings, contracts, correspondence, invoicing and payments
- Project closure and acceptance documents

CITY ENGINEERING AND PLANNING SERVICES

3. Infrastructure Master Planning

Includes the following types of tasks:

- Provide master planning for the East Gateway
- Coordinate master planning efforts between the three Gateway Areas
- Coordinate and manage project surveys
- Provide value engineering
- Provide peer review
- CEQA Compliance (Non-Transportation/Traffic Related)
 - Provide input on HAZMAT compliance issues
 - Review soil remediation plans and reports
 - Comment on water quality, flooding hazard, and fire hazard issues in documents associated with the development proposal



4. Land Development Entitlement Review

Includes the following types of tasks:

- Review of Development Agreements, Development Agreements, and Demolition Agreements for Public/Private Partnerships address issues related to planning, design, and works related facilities, such as streets, transportation drainage, public open space (including water hazardous materials) Review of plans, specifications and private infrastructure
- Determine/Review/Negotiate for appropriate ensure equitable allocation of funds for construction improvements, including evaluation of fees
- Financial planning for associated infrastructure
- Represent the Agency in negotiations with the regional and state regulatory agencies
- Work closely with various departments in the development issues
- Review various land development maps, such as tract map, final tract map, tentative parcel map
- Review of specialized technical studies and
- Review of site plans for development projects
- Review storm water/drainage/floodplain, and dry utilities studies and calculations for development and near hazmat sites
- Geotechnical/Geological Evaluation
- Review HAZMAT and Hazardous Waste related infrastructure
- Participate in public review process, make presentations

5. Transportation Planning

Includes the following types of tasks:

- Review of transportation benefits and concept projects
- Transportation project prioritization
- Review the travel demand modeling including assumptions
- Cost estimates (planning level)
- Review Transportation section of any supplementary
- Review and comment on bicycle/pedestrian, transportation modes planning, design and frequencies, etc.



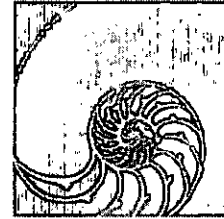
6. Traffic Engineering

Includes the following types of tasks:

- Review corridor and intersection analyses, including operations, safety, and level of service
- Review and comment on the traffic circulation aspects of existing and proposed street system, including the feasibility of utilizing various traffic calming controls (roundabouts, traffic circles, chicanes, etc.); appropriate street classifications and right-of-way widths for traffic flow, parking, sidewalk and landscaping; and adequate accessibility to the adjacent land uses
- Review and comment on circulation of transit, pedestrian and bicycles
- Review and comment on traffic operations analyses; familiarity with Synchro software based HCM 2000 Methodology
- Review and comment on traffic impact studies

April 8, 2008

Mr. Alex Greenwood
City of Oakland Redevelopment Agency
250 Frank Ogawa Plaza
Oakland, CA 94607



Dear Mr. Greenwood,

I greatly appreciate the opportunity to continue to provide professional planning and environmental services to the City regarding redevelopment of the former Oakland Army Base, and offer this discussion of potential services for your consideration.

Per our prior discussions with City of Oakland staff, we understand that there are a number of individual tasks or services that we could be requested to provide under this current amendment. However, the specifics of any of these tasks or services have yet to be finalized. What I would like to propose for the scope of services under this amendment is an on-call services agreement with a not to exceed cap of \$100,000.00. Within that cap, Lamphier-Gregory would either work on a time-and-materials basis on specific tasks as requested by staff (our hourly rate schedule is attached), or we would enter into subsequent purchase orders for individual task assignments that have specifically defined scopes of work and budgets.

The individual tasks or services that may be performed under this agreement may include the following:

CEQA Review, Gateway Billboard

Lamphier-Gregory would prepare the necessary CEQA document for environmental review of a proposed billboard related to the Auto Mall project at the former Oakland Army Base (OARB) Redevelopment Plan Area. This effort would include:

- Review and analysis of materials presented by the proposed billboard developer and the City of Oakland for suitability of the project description.
- Detailed review of City of Oakland and State of California policies related to billboards, aesthetics and siting requirements.
- Assessment of environmental issues related to the proposed billboard, with particular focus on lighting and glare, and driver safety.
- Drafting of the CEQA document, including up to 2 rounds of revisions.
- Printing of final copies, participation in coordination meetings with City staff, and attendance at Planning Commission and City Council hearings.

Lamphier-Gregory could provide these services under a subsequent purchase order with a maximum, not-to exceed budget once a final scope of work is agreed upon.

East Bay Municipal Utility District Litigation Support

Lamphier-Gregory and our subconsultant, Dowling Associates may be called upon to provide certain support to City staff in preparation for defense against EBMUD litigation over the City's certification of the OARB Auto Mall Supplemental EIR and approval of the Auto Mall Project. Such support may include fact-checking of information and EBMUD assertions, as well as providing assistance to City staff in locating and verifying information included in the Supplemental EIR record.

Such services would be provided by Lamphier-Gregory and/or Dowling Associates on a time-and-materials basis.

Fair Share Report

Lamphier-Gregory could provide additional professional planning services to the City toward finalization of the Oakland Army Base (OARB) Fair Share Study for implementation of OARB Redevelopment Plan and Auto Mall CEQA mitigation measures. This scope would represent an update to previous efforts, including our prior "Costco Fair Share Allocation Report", a "City/Port Fair Share Report", and a draft "Auto Mall Fair Share" study. Each of these prior reports have ended at a point of indecision based on a number of factors: the Costco project did not materialize; the City and Port have not yet come to agreement on a number of cost sharing items; and the land use assumptions underlying the reports continue to change and evolve over time. Until such time as many of the uncertainties and assumptions used in the prior reports can be resolved, the actual scope of work and cost for this effort remains uncertain. Depending on how these issues may be resolved, the actual work necessary to finalize the Fair Share Report may be minor (i.e., final edits to the November 2007 draft), or may be substantial (such as re-running the traffic model, or re-crunching all of the cost allocation numbers).

We would welcome an opportunity to continue our role of supporting the City in developing a *fair share approach to allocating responsibility for implementing mitigation measures as defined in the OARB Redevelopment Plan EIR and the Auto Mall SEIR*, and would also welcome your fresh ideas and leadership on this effort.

Other Environmental Review Services

Redevelopment opportunities and development plans throughout City Gateway of the former Oakland Army Base may continue to evolve. Such evolving plans may include expansion of an Auto Mall area to the west of the previously approved Oakland Army Base Auto Mall, expansion of Ancillary Maritime Support (AMS) uses, and potential further consideration of retail opportunities in the North and South Gateway subareas. These redevelopment considerations are for properties that may be separate from the East and Central gateway subareas, which are also being considered pursuant to the City's recent Master Developer RFP. Depending upon the

finalized description of any such project within the North or South Gateway subareas, additional environmental review may be necessary. Such review may take the form of an Addendum to previously prepared environmental documents, or may include preparation of Subsequent or Supplemental EIRs to the OARB Redevelopment Area EIR. Lamphier-Gregory would be pleased to participate with City of Oakland staff in helping to define and refine the environmental review requirements for such projects, and would be prepared to provide such services under separate purchase order arrangements.

I hope this description of possible services that may be provided to you, at your request and upon specific, subsequent written authorization, meets with your expectations. If you have any questions please feel free to call me at (510) 535-6690.

Sincerely,

Scott Gregory

Scott Gregory, Principal
Lamphier-Gregory

**Lamphier-Gregory
Hourly Rate Schedule**

Scott Gregory, Principal	\$165/hour
Senior Planner	\$150/hour
Associate Planner	\$130/hour
Administrative Support Staff	\$ 70/hour

Rates provided are valid for 2008 only. New rates, based on reasonable cost-of-living increases, will be used for work performed in 2009 and annually thereafter if necessary.

Payment is due within 30 days of receipt of invoices.

Reimbursable expenses are invoiced at cost plus 10%.