

November 18, 2021

Eunejune Kim, P.E.  
Public Works Director  
City of South San Francisco  
Engineering Division  
315 Maple Avenue  
South San Francisco, CA 94080



Re: Proposal for the City of South San Francisco's Harbor Master Spit Project – Tasks 4-9

Dear Eunejune:

Wilsey Ham (WH) is pleased to provide you with this proposal for engineering, permitting and surveying services for the design phase of the Harbor Master Spit Project, Tasks 4-9.

### **Background**

In 2020, the City of South San Francisco issued an RFP for qualified consulting firm's to provide professional site planning, environmental agencies permitting and engineering services for the design and construction of the Harbor Master Road Spit Site Development Project (Spit), CIP Project No. PF2002. The RFP included the scope for all ten tasks anticipated to be needed for the project including project investigation, permitting, design development and construction. Wilsey Ham assembled a team which included Langan as the geotechnical engineers, Biggs Cardosa Associates (BCA) as the structural engineers, WRA as the environmental specialists and JDH Consultants as the cathodic protection specialists. Although the proposal included the scope for ten tasks, only the first three tasks were authorized in the original contract. This proposal is for Tasks 4-9, which includes permitting, public outreach, design development and the preparation of Bid Documents.

The project is located at a site that previously operated as a municipal landfill from 1956 to 1970. Landfill closure activities were performed around the site in the 1970's and 1980's in accordance with state regulations at the time. The Spit is a piece of land that juts out from the main Oyster Point peninsula, which houses the Harbor Master Building and other marina facilities. Due to site settlement since the landfill has closed, the Spit is now below the high tide line and is subject to tidal inundation. This is a violation of Title 27 "Environmental Protection" of the California Code of Regulations (CCR). The City has received notification from the Regional Water Quality Control Board that it is in violation and has ordered the City to address the inundation.

Over the past year, Wilsey Ham has worked with the City to perform Tasks 2 and 3 of the original RFP, which included investigating the site, determining the limits of refuse, analyzing different options for addressing the tidal inundation, developing mitigation strategies, and making recommendations to the City for moving forward within the construction budget available. To date we have completed the following work:

- Due diligence research
- Review of 2011 EIR and 2017 EIR

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- Biological Resources Constraints Memo
- GIS shapefiles of sensitive and non-sensitive land
- Geotechnical Report
  - Soil and groundwater conditions
  - Estimated extent of landfill
  - Estimated settlement for conventional fill and lightweight fill
  - Criteria for fill quality and compaction
  - Slope stability analysis
- Limit of Landfill Exhibit
- Design Criteria Memo
- Conceptual design for two alternatives
- Sea/Retaining Wall Structural Analysis
- Compensatory Mitigation Options

Work that was included in the original scope but have not yet been performed include:

- Permitting data request checklist with draft permit applications
- Final permit applications to agencies
- Compensatory Mitigation Strategy Coordination with City
- Interagency Meeting (1)

The preliminary investigation work has led to a strategy of addressing the inundation in two phases:

- Phase 1 will raise the Spit back to its original elevation to match the finished floor elevation of the existing Harbor Master Building, bringing the site above current extreme high tide elevations.
- Phase 2 will raise the Spit to be resilient to the 2100 Sea Level Rise 100-year base flood elevation.

For this proposal, the project will be designed and permitted for Phase 1 of the project. Phase 2 will be designed at an undetermined time in the future as part of a separate project. The cost to date for the work performed in Tasks 1-3, as listed above, is \$241,527. The remaining budget on the original contract is \$220,128. The work that was scoped for Tasks 1-3 but has yet to be performed has been included in this proposal.

## Design

The Phase 1 design will require the entire site to be raised roughly 3-4 feet to bring it above the current extreme high tide elevation. To achieve this, 3:1 fill slopes will need to be installed around the perimeter of the Spit. The toe of the slope will be placed at the extents of the landfill as determined by the site investigations performed during the preliminary investigations of Tasks 2 and 3. Langan will perform slope stability analysis for the fill slope and, in coordination with Wilsey Ham, develop a detail to key the

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new slope into the existing ground. This detail will need to account for repairing the clay cap, which extends several feet beyond the limit of refuse.

The interior of the Spit will be raised to be a similar elevation to the existing Harbor Master Building. The site will be designed to conform to the Harbor Master Building and the Bay Trail that is currently under construction. A supplemental survey will be needed when the design progresses for finalizing conform grading. The site will be graded to drain away from the building to a new storm drain system that will be installed in the Spit. The existing utilities on the Spit will be protected to maintain services to the Harbor Master Building and the docks. The surface facilities will be raised to the new elevations. A Calwater main currently exists on the Spit. Wilsey Ham will coordinate with Calwater to determine if the existing main can stay in its existing location or whether mitigation will be needed. If Calwater prefers to relocate the main, we assume Calwater will perform the design and coordination with DDW. Prior to fill being placed on site, Langan will perform a landfill cover investigation to evaluate the conformance of the existing clay cap with Title 27 CCR, which requires a low permeability layer (clay cap) not less than 1-foot thick, compacted to attain a hydraulic conductivity not more than  $1 \times 10^{-6}$  centimeters per second (cm/sec). Langan will evaluate the presence and thickness of the existing clay cap through test pits. In addition, they will collect samples of the clay cap to conduct laboratory testing to determine the hydraulic conductivity of the soil. If their analysis of the existing clay cap determines there are deficiencies, Langan will prepare a Clay Cap Repair Plan with specifications and details for improving the clay cap for review and approval by the applicable regulatory agencies. For Phase IC of the Oyster Point Development, a new clay cap was placed over the clay cap deficient areas to bring that area into conformance with Title 27 CCR. It is assumed a similar detail will be used for deficiencies, if any, at the Spit.

Accounting for settlement of the placed fill will be a major issue that needs to be addressed to ensure that the Spit remains above the extreme high tide for the foreseeable future. Using typical soil fill will result in significant settlement due to the underlying Bay Mud and refuse. To mitigate for the settlement, lightweight fill will be used for the majority of the fill. Although we anticipate using lightweight cellular concrete (also known as Cellcrete) as the lightweight fill, other options may be investigated during design at the City's direction. If other options are looked at, a recommendation will be made to the City based on constructability, cost and ease of maintenance. Although the majority of fill will be lightweight fill, other fill material will be needed for the finished surfaces. The fill slopes will need to be engineered fill to provide a base for the interior fill. Hardscape and pathway materials will be determined by the City in coordination with the Landscape Architect, with the structural sections determined by Wilsey Ham and Langan. Areas not covered by hardscape will need a minimum of one-foot of fill over the lightweight fill as a finishing material. The fill sections will be determined and provided to Langan to prepare the settlement calculations needed.

There are two docks currently connected to the Spit. These dock connections will need to be maintained for the Phase 1 design. BCA will conduct a site visit and structural assessment of each existing dock bridge structure spanning between the shore and floating dock to verify suitability of structure for modification and reuse during Phase 1. They will prepare a Preliminary Dock Mitigation

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Design for the City and other stakeholders to review and use for environmental clearance purposes. This document will include preliminary structural design, specifications, and an estimate of probable construction costs for the dock mitigation at the two locations.

The site outside of the existing building currently consists of a roadway and surface parking. NCE, the project landscape architect, will prepare a Schematic Landscape Master Plan for the project's landscaped area, which will be presented to the City. Revisions will be made to the schematic plan per City comments.

### **Plan Set Preparation**

The design process will begin with preparing the Preliminary 35% plan set. This plan set will be used by WRA to prepare the Project Description for CEQA, so we will need to prepare the Phase 1 35% plans. At the City's request, the Phase 2 35% plans will not be prepared and the wall option will not be included in the CEQA process. We will prepare preliminary Grading Plans, Drainage Plans, Typical Sections, and Site Demolition Plan. BCA will prepare the 35% dock mitigation structural plans. We will prepare cross sections of the fill and perform preliminary earthwork calculations based on the grading plans. NCA will prepare 35% Landscape Plans. The team will prepare a list of technical specifications as well as a construction cost estimate. In addition, if Langan's analysis of the clay cap shows deficiencies, we will prepare a clay cap repair plan and develop details. Langan will review the plans and assist in the preparation of specifications. WRA will provide limited support to the project engineers in preparation of the Preliminary Design for the City and other stakeholders to review. WRA will review the preliminary design to ensure the plans include the details that they know the regulatory agencies will require, and will prepare a table showing the details required to prepare regulatory permit applications. Once the City has reviewed the preliminary design documents, Wilsey Ham will meet with the City to review the comments and answer any questions.

At the initiation of the design development phase, we will begin by incorporating plan changes that are required as a result of the environmental permitting process. It is anticipated that there will be several requirements and conditions placed on the project that will be needed to be included in the bid documents. The grading plan and drainage plan will be adjusted to incorporate anticipated settlement based on recommendations from Langan. Grading for walkways will need to be designed in such a way that ADA standards will still be met post-settlement. For any gravity pipes needed, we will need to make sure they maintain adequate slope post-settlement to drain. It is anticipated that many of the improvements that are part of Oyster Point Development Phase IC that were not installed at the site investigation portion of this project will be constructed once the 65% design begins. We will conduct field investigations to verify if there are any potential impacts resulting from the new construction. All potential obstructions or conflicts will be noted on the 65% plan set. Preliminary plans, technical specifications, construction cost estimates, calculations and schedule will be submitted to the City as part of the 65% plan package.

Upon receipt of City comments on the 65% design, Wilsey Ham and the project team will prepare the detailed plans, specifications and construction estimate. The improvement plans will include plan and

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section views as well as construction details. Technical specifications will be developed using the City's standard format and will be packaged with the City's Notice to Bidders, Bid Schedule, General Specifications and Special Provisions. The Special Provisions will be prepared to address the required work hours, provisions for pedestrian and vehicular access, protection of existing improvements, measurement and payment, and other requirements that will facilitate the management of the construction. The construction cost estimate will also be updated.

At each submittal, the Construction Document package will be submitted to the City for their review and comment. After the City's review, Wilsey Ham will meet with the City to go over their comments. Wilsey Ham will address the City's comments in the next bid package submittal and a written response to City comments will be provided.

After the 95% Plan Set is complete, the entire package will be thoroughly checked through our quality control process. This final PS&E package will then be submitted to the City for their review. After the City's review, any remaining City comments will be addressed and the Bid Package will be issued for bid.

### **Environmental Clearance**

We have determined environmental clearances will need to be obtained after a review of the existing CEQA documentation established that this project is not covered under the EIR. It is assumed that the project will prepare a Mitigated Negative Declaration (MND) for CEQA instead of an Environmental Impact Report (EIR). At the direction of the City, CEQA will only address Phase 1 of the Harbor Master Spit Grading project.

The Project Description is the foundation of the CEQA document and complete analysis of environmental topics cannot be executed until this is completed. The 35% level design documents will be used to develop the Project Description. Having a complete Project Description will help us avoid delays that often are associated with responding to "last minute" refinements to the preferred design alternative. We will work with the City to ensure that the preferred design option includes the "whole of the action" and thus is sufficiently comprehensive to be evaluated under CEQA. For example, it will be important to identify any follow-up monitoring of the modified landfill to identify any potential operational impacts. The Project Description will be submitted to City staff for comment. We will revise the Project Description once following City review.

Technical studies will be needed to evaluate impacts to air quality, greenhouse gases, and noise. Project impacts on stormwater and water quality will be compiled, including communication with the Regional Water Quality Control Board regarding the anticipated performance of the project in controlling potential release of hazardous materials into the Bay, and the management of post-construction stormwater. The following is a list of the studies we will perform:

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- Air Quality/Greenhouse Gases: Construction-related air quality impacts resulting from the proposed project would be addressed by predicting construction period emissions. Since the project is near residences (marina tenants), a community risk assessment is included.
- Noise/Vibration: Construction noise attributable to the proposed project may result in a temporary increase in ambient noise levels in the area. The study will identify noise sensitive receptors and vibration sensitive uses, and recommend mitigation measures need during construction.
- Cultural Resources: Technical work and documentation to support obligations under CEQA and potential Section 106 of the National Historic Preservation Act is necessary to address cultural and historic resources. We will prepare a Cultural Resources Technical Report, which will be formatted to include content required for an IS/MND pursuant to CEQA, supplemented by content to meet Section 106 requirements for review by the State Historic Preservation Office.
- Biological Resources: Building upon the biological resources constraints memorandum prepared under Task 2, we will prepare a Biological Resources Technical Report (BRTR) to support preparation of the CEQA document. The BRTR will address both state and federal species and will share information on the known or potential use of the site by any sensitive species identified in the earlier memo, as well as the potential use of the site by species ranked depending upon the suitability of the habitat or proximity of any known records documented in an updated database search.

We assume that the City will decide to complete an IS/MND rather than an EIR. Should it be determined that an EIR is needed instead of an MND, the CEQA process would be similar to that described below, but about six months longer mostly due to longer public noticing requirements, and the need to evaluate alternatives to the proposed project. If it is determined that an EIR is required, additional budget will be needed.

The project team will prepare the IS/MND and address the 20 topics depicted in the 2020 CEQA Guidelines, Appendix G checklist. We will rely, to the extent appropriate, on previous analysis from the 2011 and 2017 environmental documents for descriptions of existing conditions and regulatory requirements.

We believe aesthetics and recreation could receive a great deal of public scrutiny, thus a detailed level of analysis will be needed for this topic. We will produce renderings that accurately depict the height and mass of the project. WRA will evaluate the proposed project's potential to affect any views of scenic vistas, produce light and glare, or alter the visual character of the project vicinity. Over the long-term, the height and massing of the elevated landfill could alter the visual character of the project area and affect important public viewpoints such as locations along the SF Bay Trail. We will evaluate how views will change from up to five key observation points. The public may request a formal analysis of the project's visual impact by a technical subconsultant; however, this level of analysis is not included in this scope of work.

There are other topics for which we believe there will be no impacts or impacts that are less than significant. These include: agricultural and forestry resources, land use, mineral resources, population

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and housing, public services, and wildfire risk. For the remaining topics there will likely be potentially significant impacts that require mitigation or adherence to existing laws and regulations. These topics include: biological resources, cultural resources, energy resources, geology and soils, hazardous materials, hydrology and water quality, traffic, utilities, and tribal cultural resources.

After completing the 20 topical sections WRA will assemble the administrative draft IS/MND and we will submit to the City for review. Following City review, WRA will revise the IS/MND and prepare a screen check draft version. Should any significant comments be received from the City, a meeting will be held to determine how to best address those comments. WRA will revise the IS/MND and submit a public review draft IS/MND. After the public review draft is complete, we will provide the City with an electronic, pdf version for website posting. WRA will prepare the Notices of Completion and the Notice of Availability for the draft IS/MND and submit them to the State Clearing House. All submittals to the SCH will be electronic.

Following the close of the 30-day public review period, WRA will respond to any comments received on the draft IS/MND, and we will submit a draft for City review and comment. We have scoped one response to comment, and will submit to the City along with any Errata and a Mitigation Monitoring Reporting Plan (MMRP). Collectively, these elements, including the text and exhibits prepared for the draft IS/MND, comprise the final IS/MND.

WRA staff will prepare and present a summary of the findings of the IS/MND to the Planning Commission and City Council and be available to answer questions. Within 5 days of the final IS/MND adoption hearing WRA will prepare the Notice of Determination (NOD).

### **Environmental Permitting**

A key outcome of the interagency meetings we are attending will be confirmation of which regulatory agencies have jurisdiction over the project and which permits and authorizations will be required for the project. WRA would act as the agent between the City and the agencies until the permits are issued. The City would be responsible for paying applications fees. Although we have not completed the interagency meetings and some questions still remain regarding permitting, permits we believe we will need to obtain include:

- Clean Water Act (CWA) Section 404 And Rivers And Harbors Act Section 10 Permit – U.S. Army Corps Of Engineers (Corps)
- Clean Water Act Section 401 Water Quality Certification – San Francisco Bay Regional Water Quality Control Board (Water Board)
- Permit Amendment – San Francisco Bay Conservation and Development Commission (BCDC)

Permits we may need include:

- *Section 2081 Incidental Take Permit – California Department of Fish and Wildlife*
- Marine Mammal Protection Act Letter of Authorization – National Marine Fisheries Service
- State Lands Lease or Letter of Non-objection – California State Lands Commission

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Permits we do not believe are needed include:

- Lake or Streambed Alteration Agreement - California Department of Fish and Wildlife

WRA will help prepare the applications for these permits and manage the process until permit issuance. To manage this process of gathering data and to streamline the overall permitting effort, WRA will create an environmental permitting data request tracking sheet that identifies key pieces of information or documentation that will be required to complete the different applications and which project team members are responsible for providing the information and by what deadline. A BCDC design board public hearing may be needed for this project, which WRA will attend.

### **Public Outreach**

For this project, WRA will take the lead for the team on public outreach. Wilsey Ham and WRA will support the public outreach process by:

- Attending public meetings as requested by the City.
- Preparing presentations and exhibits.
- Present project status updates from time to time.
- Presentation will identify the project boundaries, purpose and reason for the project, description of the proposed construction, and impacts and benefits to the community.

The project team assumes that we will prepare for and attend up to five public meetings, two of which will be public hearings at the City's Planning Commission and City Council meetings, to consider adoption of the MND. We assume the City of South San Francisco will publicize the meeting using established communications channels. WRA will provide draft language for these communications.

The remaining three meetings will be project status updates for stakeholders, including but not limited to the City, Oyster Point Development, neighboring property owners, SFO, the Harbor District, and others. WRA will prepare an email invitation for the City to invite participants to the stakeholder meetings. WRA will develop the agenda, review the PowerPoint with content provided by the Project Team, and manage attendance. The presentation materials and exhibits will help interested parties understand the key features and purpose of the proposed Project, to help explain environmental constraints, and to explain the CEQA process and timing of public input and decision making. WRA will format materials so they may be posted as accessible documents on the City's website. WRA will prepare and distribute the meeting minutes.

Wilsey Ham, NCE and BCA will prepare exhibits and provide support to WRA during the permitting process.

Based on this understanding and proposed approach, the following scope of work is proposed for this project.



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## **Scope of Services**

### **Task 1 – Project Management**

The fees associated with this task will only be for Tasks 4-9. Subtasks included in Project Management Include:

1. Overall project coordination.
2. Quality control reviews for 35%, 65%, 95% and final submittals.
3. Develop and monitor schedule and budget.
4. Sub-consultant Coordination & Meetings.
5. Meetings & Coordination with City of SSF.
6. Meetings & Coordination with Regulatory Agencies & Stakeholders.
7. Four design review meetings with the City at 35%, 65%, 95% & Final Design submittals.

**Deliverables:** Meeting Minutes, Project updates and project schedules in electronic (PDF) format.

### **Task 3 – Develop Alternatives and Recommendations**

Subtasks that were not completed during the first project phase and carried over to this proposal Include:

1. Compensatory mitigation coordination with the City.
2. Attendance to interagency meeting (1 max).
3. Preparation and submittal of Landscape Schematic Master Plan.

**Deliverables:** Landscape Schematic Master Plan in electronic (PDF) format.

### **Task 4 – Preliminary Design**

The preliminary design will be used to develop the Project Description for the CEQA process for Phase

1. Sub-tasks included in the Preliminary Design task include:

1. Finalize design criteria based on results of the alternative analysis.
2. Develop 35% grading plans.
3. Prepare title sheet and general notes sheet.
4. Develop 35% structural plans.
5. Develop 35% drainage plans.
6. Develop 35% typical sections.
7. Prepare cross-sections of fill.
8. Develop 35% utility relocation/abandonment plan.
9. Perform earthwork estimate.

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10. Prepare list of technical specifications.
11. Develop 35% construction cost estimate.
12. Prepare schedule of permitting activities.
13. Prepare 35% Landscape Plans.
14. Reimbursables.

**Deliverables:** Final Technical Memorandum defining design criteria, 35% plan set, 35% earthwork estimate, 35% specification outline, CEQA Strategy Memorandum, and Schedule of permitting activities for Phase 1 electronic (PDF) format.

## **Task 5 – Environmental Permitting and Clearance**

Permitting could take longer than expected and so it is imperative to begin as soon as possible. Sub-tasks involved in the permitting task include:

1. Develop project description per CEQA guidelines (Section 15124) to include;
  - a. Project location and project area boundaries.
  - b. Project objectives.
  - c. Key engineering/design features.
  - d. Any supporting public infrastructure.
  - e. A list of permits/approval needed to implement the project.
  - f. Any other environmental review or consultation requirements.
2. Prepare draft and final versions of Cultural Resources Technical Report to include;
  - a. Environmental Impact Report pursuant to CEQA.
3. CEQA technical studies to evaluate impacts to air quality, greenhouse gases, and noise.
4. Develop a Compensatory Mitigation Strategy.
5. Administrative draft MND to include:
  - a. Introduction
  - b. Project Description
  - c. Environmental Settings, Regulatory Background and analyses for 20 topics in CEQA Guidelines Appendix G checklist
  - d. Mandatory Findings of Significance
  - e. List of Preparers
  - f. References
  - g. Appendices
6. Prepare Screen check and Public Review Draft MND.
7. Provide responses to Draft MND comments once, and submit Final MND along with any Errata and a Mitigation Monitoring Reporting Plan (MMRP).
8. Prepare applications and manage various agency permitting (USACE, RWQCB, BCDC, etc.)
9. Perform a Clay Cap Evaluation.
10. Perform Analytic Testing and Prepare a Cost Estimate.
11. Prepare a Clay Cap Repair Plan.
12. Reimbursables.

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**Deliverables:** Project Description, Cultural Resources Technical Memo, CEQA Technical Studies, Administrative Draft MND, Screen Check and Public Review Draft MND, Final MND and Errata, MMRP, and Clay Cap Repair Plan in electronic (PDF) format.

### **Task 6 – Public Outreach**

Obtaining buy-in from the various stakeholders is a key component to a successful project. Our public outreach will include the following sub-tasks:

1. Meet with City to develop outreach strategy.
2. Prepare presentations and exhibits.
3. Attend up to four public outreach meetings (four maximum).
4. Produce post meeting project updates (six maximum).
5. One final public workshop to present final approved project.
6. Meet with live-in boaters (if needed).
7. Reimbursables.

**Deliverables:** Meeting minutes from strategy meeting, exhibits for presentations and summary of outreach meetings in electronic (PDF) format.

### **Task 7 – 65% Design**

Sub-tasks included in the 65% Design task include:

1. Develop 65% grading plans.
2. Develop title sheet and general notes sheet.
3. Develop 65% structural plans.
4. Develop 65% drainage plans.
5. Develop 65% typical sections and details.
6. Develop 65% utility relocation/abandonment plan.
7. Develop 65% Specifications including front end specifications, special provisions, and technical specifications.
8. Develop 65% construction cost estimate and bid schedule.
9. Develop 65% Erosion Control Plan & Details.
10. Develop 65% Landscape Plans.
11. Prepare responses to 35% comments.
12. Submit 65% plans, specifications and estimate to City.
13. Reimbursables.

**Deliverables:** 65% Plans, Specifications, and Estimate Package in electronic (PDF) format.

### **Task 8 – Pre-Final 95% Design**

Sub-tasks included in the 95% Design task include:

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1. Develop 95% grading plans.
2. Finalize title sheet and general notes sheet.
3. Develop 95% structural plans.
4. Develop 95% drainage plans.
5. Develop 95% typical sections and details.
6. Develop 95% utility relocation/abandonment plan.
7. Develop 95% Specifications including front end specifications, special provisions, and technical specifications.
8. Develop 95% construction cost estimate and bid schedule.
9. Develop 95% Erosion Control Plan & Details.
10. Prepare responses to 65% comments.
11. Structural independent in-house quality control review of the 65% PS&E package.
12. Develop 95% Landscape Plans.
13. Submit 95% plans, specifications and estimate to City.
14. Reimbursables.

**Deliverables:** 95% Plans, Specifications, and Estimate Package in electronic (PDF) format.

#### **Task 9 –Final Bid Documents**

Sub-tasks included in the Final Bid Documents task include:

1. Finalize 100% plans.
2. Finalize 100% Specs.
3. Finalize 100% Estimate.
4. Prepare responses to 95% comments.
5. Submit Final plans, specifications and estimate to City.
6. Reimbursables.

#### **Assumptions and Exclusions**

The following assumptions and exclusions were used in the preparation of this proposal:

1. Construction Phase services are not a part of this proposal and will be provided under separate agreement.
2. Wilsey Ham will use the aerial topographic map prepared in 2017 for use as the basis of design. Supplemental topographic shots will be added to the base maps as needed.
3. We assume PS&E Submittals will be provided at 35%, 65%, 90% and 100% completion levels. Agency reviews are limited to one round of comments consolidated to one set of redline plan, specification and estimate redline comments per agency. Project Reports will be limited to one draft and one final version of each report. If additional comments are received after addressing the comments or additional review cycles are needed, additional fees will be required.
4. Water design will be prepared by Calwater.

5. We assume that no coordination or design for DDW permitting is necessary for this phase and therefore this work is excluded from this proposal.
6. We assume that potholing or utility location will not be needed for design. If utility potholing is needed additional fees will be required.
7. Only the tasks specifically described above are included in this proposal.
8. Up to four noise measurement locations will be agreed upon by the City prior to data analysis and modeling for the Noise Study.
9. Due to the nature of the project site as recent fill, and that it was located over water prior to the 1960s, it is assumed no archaeological survey will be required.
10. Based on preliminary desktop survey, the project site does not appear to contain any built environment resources (buildings, structures, objects, districts) that are over 45 years of age. If built environment resources above this age threshold are found within the CEQA study area/APE, we will prepare a contract amendment to accommodate the required built environment field survey, property research, historic register evaluation, and additional technical reporting requirements.
11. We assume that the lead federal agency will be responsible for drafting Section 106 consultation letters and hosting/leading consulting party meetings, as deemed necessary. The cultural resources scope assumes WRA's consultant will participate in up to two (2) additional two-hour meetings above and beyond what was previously authorized in support of agency consultation obligations.
12. This scope does not include the preparation of a Memorandum of Agreement or other agreement document related to Section 106, nor does it include the implementation of identified mitigation measures.
13. The City will be responsible for submitting notices to the County Clerk, and for providing a location for review of the public review draft IS/MND.
14. The City will be responsible for filing the NOD with the County Clerk and for paying CDFW fees.
15. The City will prepare the Statement of Overriding Considerations.
16. For public outreach, we assume the City will be responsible for preparing meeting agendas, publicly noticing each meeting and arranging for the meeting venue. If the City needs assistance with meeting facilitation and preparing meeting summaries, additional fees will be required.
17. For planning and budgeting purposes the dock mitigation assumes the existing docks and foundations are in suitable condition for reuse during the interim site grading phase of the project until construction of the final site retaining wall. Existing foundations will be modified and reused where feasible. Therefore, no structural design is included for the modification of existing or installation of new docks.
18. Based on findings and those presented in the Grading Study Technical Memorandum, we assume the primary fill will consist of Lightweight Cellular Concrete Fill (LCCF) with a layer of earthen fill at the ground surface.
19. Construction Documents for any needed electrical or lighting is not included.
20. Our scope of work includes only those tasks specifically described above. Any other requested work can be performed for an additional fee in accordance with our current 2022 Charge Rate Fee Schedule.

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## Fee

Wilsey Ham's fee for the base Scope of Services described above is estimated to be approximately **\$710,790** on a time and materials basis in accordance with the attached Charge Rate Fee Schedule. We will not exceed this amount without your prior authorization.

## Authorization

You may authorize Wilsey Ham to proceed in accordance with this proposal, our attached 2022 Charge Rate Fee Schedule and our Master Agreement with the City of South San Francisco by returning a City standard work authorization for our signatures. Work will commence upon receipt of an executed work authorization.

We appreciate the opportunity to participate on and help the City complete this project.

Very truly yours,

WILSEY HAM  
A California Corporation



Eric Cohen, P.E.  
Managing Engineer



Jeff Peterson, P.E.  
Principal

Attachments: A. Fee Estimate  
B. 2022 Charge Rate Fee Schedule  
C. WRA Scope and Fees  
D. Langan Scope and Fees  
E. Biggs Cardosa Scope and Fees  
F. NCE Scope and Fees

# ATTACHMENT A

## City of South San Francisco Consulting Services for the Design of Harbor Master Road Spit Design Fee 11/18/2021

Task	TASK DESCRIPTION	PRINCIPAL ENGR./SRVR. \$275 HRS	SUPERVISING ENG./SURV \$242 HRS	ENGINEER II \$193 HRS	SENIOR DESIGNER \$165 HRS	2 PERSON SURVEY CREW \$278 HRS	VEHICLE MATERIALS OTHER \$	LANGAN SUB- CONSULTANTS	BCA SUB- CONSULTANTS	WRA SUB- CONSULTANTS	NEC SUB- CONSULTANTS	REIM- BURSABLE EXPENSES	TOTAL LABOR \$	TOTAL ALL \$	TOTAL LABOR HOURS
<b>1.</b>	<b>Project Management and Coordination</b>														
1	Project Coordination - Tasks 4-9	1,100 4	7,744 32	15,440 80	0	0		0	13,323		2,838		24,284	40,445	116
2	Quality Control Reviews - Design	1,100 4	7,744 32	0	0	0		0	0		2,376		8,844	11,220	36
3	Develop & Monitor Schedule, Monitor Budget	275 1	1,936 8	1,544 8	0	0		0	0		1,188		3,755	4,943	17
4	Sub-consultant Coordination & Meetings	1,100 4	5,808 24	9,264 48	0	0		4,327	1,188		1,188		16,172	21,687	76
5	Meetings & Coordination with City of SSF - Tasks 4-9	275 1	2,904 12	2,316 12	0	0		2,680	2,376		2,376		5,495	10,551	25
6	Mtng's & Coord w/ Agencies & Stakeholders - Tasks 4-	0	1,936 8	0	0	0		0	2,376		1,936		4,312	8	8
7	4 Dsgn rev mtgs w/ City; 35%, 65%, 95% & Final	0	1,936 8	1,544 8	0	0		3,573	2,376		2,376		3,480	9,429	16
8	Reimbursables	0	0	0	0	0		330	0		0	400	0	730	0
	Subtotal	3,850 14	30,008 124	30,193 156	0 0	0 0	0	24,233	0	0	14,718	400	63,966	103,317	294
<b>3.</b>	<b>Develop Alternatives and Recommendations</b>														
1	Compensatory Mitigation Coord w/City		484 2	0	0	0				9,900			484	10,384	2
2	Interagency Meeting (1 max)	0	1,936 8	0	0	0		2,228		5,280			1,936	9,444	8
3	Landscape Schematic Master Plan	0	968 4	0	0	0					9,636		968	10,604	4
4	Reimbursables	0	0	0	0	0							0	0	0
	Subtotal	0 0	3,388 14	0 0	0 0	0 0	0	2,228	0	15,180	9,636	0	3,388	30,432	14
<b>4.</b>	<b>Preliminary Design (35% Plans)</b>														
1	Finalize tech memo & design criteria based on Alt Eval.	275 1	484 2	1,544 8	0	0			2,860				2,303	5,163	11
2	Develop 35% Grading Plans	0	484 2	5,790 30	990 6	0		5,447					7,264	12,711	38
3	Prepare Title Sheet and General Notes Sheet	0	0	386 2	660 4	0		0	0				1,046	1,046	6
4	Develop 35% Structural Plans	0	242 1	0	0	0		13,948					242	14,190	1
5	Develop 35% Drainage Plans	0	242 1	3,860 20	990 6	0		0	0				5,092	5,092	27
6	Develop 35% Typical Sections	0	242 1	2,316 12	1,320 8	0		0	0				3,878	3,878	21
7	Prepare cross sections of fill	0	242 1	1,544 8	1,320 8	0		0	0				3,106	3,106	17
8	Develop 35% Utility Relocation, or Abandmnt Plan	0	242 1	1,544 8	660 4	0		0	0				2,446	2,446	13
9	Perform earthwork estimate	0	242 1	1,544 8	0	0		0	0				1,786	1,786	9
10	Develop 35% specification outline	0	242 1	772 4	0	0		757					1,014	1,771	5
11	Develop 35% Constr Cost Estimate	0	242 1	1,158 6	0	0		1,828					1,400	3,228	7
12	Prepare schedule of permitting activities	0	242 1	579 3	0	0		0	2,116				821	2,937	4
13	Prepare 35% Landscape Plans	0	242 1	0	0	0		0	0		19,712		242	19,954	1
14	Reimbursables	0	0	0	0	0		220	0		297	100	0	617	0
	Subtotal	275 1	3,388 14	21,037 109	5,940 36	0 0	0	25,060	2,116	20,009	100		30,640	77,926	160
<b>5.</b>	<b>Environmental Permitting and Clearance</b>														
1	Development of Project Description	0	484 2	772 4	0	0				10,595			1,256	11,851	6
2	Cultural/Historic Resources Summary Memo	0	242 1	772 4	0	0				20,284			1,014	21,298	5
3	CEQA Technical Studies	0	484 2	772 4	0	0				25,108			1,256	26,364	6
4	Compensatory Mitigation Strategy	0	242 1	772 4	0	0							1,014	1,014	5
5	Administrative Draft MND	0	484 2	772 4	0	0				31,680			1,256	32,936	6
6	Screen Check and Public Review Draft MND	0	484 2	0	0	0				11,594			484	12,078	2
7	Final MND and MMRP and Certifications	0	968 4	0	0	0				15,167			968	16,135	4
8	Permitting (USACE, RWQCB, BCDC, SLC)	550 2	3,872 16	9,264 48	2,640 16	0		17,930		39,523	7,304		16,326	81,083	82
9	Clay Cap Evaluation	0	242 1	0	0	0		23,265					242	23,507	1
10	Analytical Testing and Prepare Cost Estimate	0	242 1	0	0	0		17,908					242	18,150	1
11	Clay Cap Repair Plan	0	484 2	4,632 24	660 4	0		11,440					5,776	17,216	30
12	Reimbursables	0	0	0	0	0		0			220		0	220	0
	Subtotal	550 2	8,228 34	17,756 92	3,300 20	0 0	0	70,543	0	153,950	7,524	0	29,834	261,851	148
<b>6.</b>	<b>Public Outreach</b>														
1	Meet with City to Develop Outreach Strategy	825 3	726 3	0	0	0				1,591			1,551	3,142	6
2	Prepare Presentations and Exhibits	0	484 2	4,632 24	3,960 24	0		8,773		2,088	3,740		9,076	23,676	50
3	Attend Public Outreach Meetings (4 max)	0	2,904 12	0	0	0				2,305			2,904	5,209	12
4	Post Meeting Project Updates (6 max)	0	2,904 12	0	0	0		5,264		888			2,904	9,055	12
5	One Public Workshop to Present Final Approved	0	968 4	0	0	0				974			968	1,942	4
6	Meet with Live-In Boaters (if needed)	0	968 4	0	0	0									
7	Reimbursables	0	0	0	0	0					220	250	0	470	0
	Subtotal	825 3	8,954 37	4,632 24	3,960 24	0 0	0	14,036	0	7,845	3,960	250	17,403	43,494	84

Exhibit B

Task	TASK DESCRIPTION	PRINCIPAL ENGR./SRVR. \$275 HRS	SUPERVISING ENG/SURV \$242 HRS	ENGINEER II \$193 HRS	SENIOR DESIGNER \$165 HRS	2 PERSON SURVEY CREW \$278 HRS	VEHICLE MATERIALS OTHER \$	LANGAN SUB- CONSULTANTS	BCA SUB- CONSULTANTS	WRA SUB- CONSULTANTS	NEC SUB- CONSULTANTS	REIM- BURSABLE EXPENSES	TOTAL LABOR \$	TOTAL ALL \$	TOTAL LABOR HOURS
<b>7</b>	<b>65% Design</b>														
1	Develop 65% Grading Plans and Supplemental Survey	0	968 4	7,720 40	2,640 16	4,448 16	288	5,544					15,776	21,608	76
2	Develop Title Sheet, Notes Sheet	0	0	772 4	660 4	0							1,432	1,432	8
3	Develop 65% Structural Plans	0	484 2	0	0	0		4,092	12,417				484	16,993	2
4	Develop 65% Drainage Plans	0	242 1	3,088 16	660 4	0							3,990	3,990	21
5	Develop 65% Typical Sections & Details	0	484 2	3,088 16	1,320 8	0							4,892	4,892	26
6	Develop 65% Utility Relocation Plan	0	484 2	2,316 12	660 4	0							3,460	3,460	18
7	Dev 65% Specs Incl Frnt End, Spec Provs, Tech	275 1	968 4	6,176 32	0	0		7,194	2,605		2,464		7,419	19,682	37
8	Develop 65% Estimate & Bid Schedule	0	242 1	1,544 8	0	0			2,605		1,870		1,786	6,261	9
9	Develop 65% Erosn Contr Plan & Details	0	0	0	0	0							0	0	0
10	Develop 65% Landscape Plans	0	242 1	0	0	0					13,200		242	13,442	1
11	Prep Responses to 35% Comments	0	242 1	772 4	0	0							1,014	1,014	5
12	Submit to City	0	242 1	579 3	495 3	0							1,316	1,316	7
12	Reimbursables	0	0	0	0	0			176			500	0	676	0
	Subtotal	275 1	4,598 19	26,055 135	6,435 39	4,448 16	288	16,830	17,802	0	17,534	500	41,811	94,765	210
<b>8</b>	<b>Pre-Final 95% Design</b>														
1	Develop 95% Grading Plans	0	242 1	3,088 16	1,320 8	0		4,961					4,650	9,611	25
2	Finalize Title Sheet, Notes Sheet	0	0	386 2	330 2	0							716	716	4
3	Develop 95% Structural Plans	0	0	193 1	0	0		3,157	5,553				193	8,903	1
4	Develop 95% Drainage Plans	0	242 1	2,316 12	660 4	0							3,218	3,218	17
5	Develop 95% Typical Sections & Details	0	0	1,544 8	660 4	0							2,204	2,204	12
6	Develop 95% Utility Relocation Plan	0	242 1	772 4	660 4	0							1,674	1,674	9
7	Dev 95% Specs Frnt End, Spec Provs, Tech Specs	0	484 2	3,088 16	0	0		1,551	757		594		3,572	6,474	18
8	Develop 95% Estimate & Bid Schedule	0	242 1	1,158 6	0	0			972		594		1,400	2,966	7
9	Develop 95% Erosn Contr Plan & Details	0	242 1	772 4	660 4	0							1,674	1,674	9
10	Prep Responses to 65% Comments	0	242 1	772 4	0	0					594		1,014	1,608	5
11	Structural Independent In-House QA/QC of 65% PS&E	0	0	0	0	0		4,620					0	4,620	0
12	Develop 95% Landscape Plans	0	242 1	0	0	0					15,840		242	16,082	1
13	Submit to City for review	0	242 1	579 3	495 3	0					594		1,316	1,910	7
14	Reimbursables	0	0	0	0	0			88		220	500		808	
	Subtotal	0 0	2,420 10	14,668 76	4,785 29	0 0	0	9,669	11,990	0	18,436	500	21,873	62,468	115
<b>9</b>	<b>Final Bid Documents</b>														
1	Finalize 100% Plans	275 1	968 4	4,632 24	1,320 8	0		2,789	1,289		7,722		7,195	18,995	37
2	Finalize 100% Specs	275 1	484 2	1,544 8	0	0		1,557	561		1,782		2,303	6,203	11
3	Finalize 100% Estimate	0	484 2	579 3	0	0			612		2,970		1,063	4,645	5
4	Prepare Responses to 95% Comments on Matrix	0	242 1	579 3	0	0					1,782		821	2,603	4
5	Submit to City	0	242 1	579 3	495 3	0					1,782		1,316	3,098	7
6	Reimbursables	0	0	0	0	0			55		220	500	220	995	940
	Subtotal	550 2	2,420 10	7,913 41	1,815 11	0 0	0	4,345	2,517	0	16,258	500	12,918	36,538	1,004
<b>Grand Total Tasks 1, 4 - 9</b>		6,325 23	63,404 262	122,169 633	26,235 159	4,448 16	288	117,651	81,602	179,091	108,075	2,250	221,833	710,790	2,029

- Notes:**
1. The amounts may vary between tasks and individuals but the Grand Total amount will not be exceeded without approval of the Client.
  2. Total All\$ includes subconsultants and reimbursable costs.
  3. Hourly rates effective through December 31, 2022 and subject to revision annually thereafter.
  4. All positions may not be shown. If a position is not shown the Charge Rate Fee Schedule will govern.



**ATTACHMENT B**  
**WILSEY HAM**  
 Engineering, Surveying & Planning

## 2022 Charge Rate Fee Schedule

### I. Charge Rate Fee Schedule

The compensation of Wilsey Ham for work done will be on the basis of an hourly charge rate, plus incurred expenses and will be the sum of all the items set forth below:

#### A. Personnel Services Hourly Range of Rates

Sr. Principal	\$260	\$331	Designer/Surv Tech II	\$165	\$168
Supervising Eng/Surv/Principal	242	259	Designer/Surv Tech I	141	151
Managing Eng/Surv	230	241	CAD Op/Drafter II	137	140
Sr. Eng/Surv/Proj Mgr	200	216	Designer/Survey Tech	119	124
Associate Eng/Surv	206	206	Admin Assistant	91	103
Engineer II	193	205	Technical Assistant	77	81
Engineer I/Project Eng	182	184	2 Person Survey Crew		278
Assistant Eng/Staff Eng	165	168	Outside Survey Specialist	193	206
Senior Designer/Surv Tech	169	189	Construction Mgmt CM 1,2,3	168	206

*\*Effective through December 31, 2022 and subject to revision annually thereafter.*

### B. Reimbursable Expenses

#### 1. Travel & Transportation Expenses:

- a) Reimbursement for actual travel and subsistence expenses paid to or on behalf of employees on business connected with the project, plus a handling charge of ~~15%~~ 10%
- b) Fifty-six cents (\$0.56) per mile, or the current rate allowable set by the Internal Revenue Service for use of company passenger vehicles, and eighteen dollars (\$18.00) per hour for use of vehicles carrying field survey equipment and supplies or used for field inspection and supervision.

#### 2. Miscellaneous Expenses:

- a) The cost of materials, supplies, reproduction work, agency filing fees, and other services, including communication expenses, plus a handling charge of ~~15%~~ 10%

### C. Outside Services

- a) Invoice cost of services and expenses charged to Wilsey Ham by outside consultants, professional, or technical firms engaged in connection with the order, plus a handling charge of ~~15%~~ 10%

# ATTACHMENT C



## CHANGE ORDER 01

*Prepared for:*

Eric Cohen, PE  
Wilsey Ham  
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San Mateo, CA 94403  
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~~June 18, 2021~~  
August 5, 2021

WRA Project No. 30219

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## PURPOSE

The purpose of this Change Order is to authorize additional budget for WRA to move forward with design support, CEQA, and regulatory permit applications for the Oyster Point Harbor Master Road Spit Site Development Project (project). The following scope of work assumes the project will prepare a Mitigated Negative Declaration (MND) for CEQA instead of an Environmental Impact Report (EIR).

## ADDITIONAL SCOPE OF WORK

In addition to the original Scope of Work, WRA is seeking authorization for the following tasks:

### Task 4. Preliminary Design

**4.2 PREPARE 35% GRADING PLANS.** A 30-35% level design is appropriate for developing a project description that will be the foundation of the CEQA review (see Task 5). WRA will provide limited support to the project engineers in preparation of the Preliminary Design for the City and other stakeholders to review. WRA will review the preliminary design for details that we know the regulatory agencies will require, and will prepare a table showing the details required to prepare regulatory permit applications.

## DELIVERABLES

- Table of Engineering Drawing Requirements for Permit Applications

## ASSUMPTIONS

- WRA is not providing landscape architecture or other design services.

### Task 5. Environmental Permitting and Clearance

The Project Description is the foundation of the CEQA document. Complete analysis of environmental topics cannot be executed until the Project Description is finished. In this case, WRA will be using 30 to 35% design documents to develop the Project Description. Additional

detail not shown in the drawings, such as anticipated construction equipment with operating times, may be required to complete some elements of the narrative and quantitative impacts evaluation. WRA assumes that all key features of the preferred design alternative will be known before we start preparing the Project Description. Having a complete Project Description will help WRA avoid delays that often are associated with responding to “last minute” refinements to the preferred design alternative.

## 5.1 DEVELOPMENT OF PROJECT DESCRIPTION

WRA will prepare the Project Description after a preferred design option has been selected. WRA will work with the design team to ensure that the preferred design option includes the “whole of the action” and thus is sufficiently comprehensive to be evaluated under CEQA. For example, it will be important to identify any follow-up monitoring of the modified landfill to identify any potential operational impacts.

As required by CEQA Guidelines Section 15124, the Project Description will need to include the following elements:

- Project location and project area boundaries
- Project objectives
- Key engineering/design features
- Any supporting public infrastructure
- A list of permits/approval needed to implement the project
- Any other environmental review or consultation requirements

In order to fully evaluate the proposed project’s impacts on the environmental topics included in the CEQA Appendix G checklist the following information will be needed:

- Any removal or demolition of existing structures, and whether any landfill refuse needs to be removed
- Activities to determine the boundaries of the landfill
- Grading plan
- Sheet pile wall type, and materials type
- Stormwater drainage features
- Quantity of fill needed, and number of truck trips needed to import fill
- Any lighting, landscaping, or fencing if such features are included
- Location(s) of staging areas
- Amount of construction traffic for equipment and workers
- List of construction equipment and the duration of their use
- Construction schedule including whether there would be nighttime or weekend construction
- Haul routes and any road or trail closures (i.e., closure of the Bay Trail)

WRA will prepare a draft Project Description and submit to Wilsey Ham (WH) for their review and comment. The purpose of this review is to verify that WRA has accurately characterized the key design features of the proposed project. WRA assumes WH will provide a single set of consolidated electronic comments, and that WRA will revise the Project Description once before WH submits it to City staff. The revised Project Description will be submitted to City staff and WRA assumes they will also provide a single set of electronic, consolidated comments. WRA will revise the Project Description once following City review.

## 5.2 CEQA TECHNICAL STUDIES

Regardless of the level of CEQA documentation needed, technical studies will be needed to evaluate impacts to air quality, greenhouse gases, and noise, a summary of which is provided below. WRA will rely on information prepared by the project design team with regard to stormwater and water quality, including communication with the Regional Water Quality Control Board regarding the anticipated performance of the selected alternative in controlling potential release of hazardous materials into the Bay, and the management of post-construction stormwater.

**5.2.1 Air Quality/Greenhouse Gases** – Construction-related air quality impacts resulting from the proposed project would be addressed by predicting construction period emissions for reactive organic gases, nitrous oxides and particulate matter (ROG, NO<sub>x</sub>, and PM). Emissions obtained from the California Emissions Estimator Model Version 2016.3.2 (CalEEMod) would be used to develop construction period emission rates based on project-specific information. The construction worker, vendor, and soil import hauling trips would be updated with the latest California Air Resource Board (CARB) Emission FACTors – EMFAC2017. The proposed project is near sensitive receptors (e.g., residences), so a community risk assessment is proposed. This community risk assessment would involve dispersion modeling using emissions obtained from CalEEMod to develop construction period emission rates based on project-specific information. Dispersion modeling would be conducted using EPA's AERMOD model and hourly meteorological data from the SFO airport monitoring station. The cancer risks associated with modeled construction-period diesel particulate matter concentrations would be computed following the Bay Area Air Quality Management District (BAAQMD) risk management policy guidance. The risks would be compared against BAAQMD CEQA thresholds (i.e., cancer risk of 10 in one million, non-cancer hazards and PM<sub>2.5</sub> concentration). Measures that may be necessary to reduce construction exhaust emissions or cancer risks would be identified. Having detailed information on the construction schedule will be important for completing the community risk assessment. Clarifying the number of and locations of sensitive receptors will be important given the proximity of live in boaters to the proposed project. A report will be prepared to comply with CEQA and address the CEQA Guidelines Appendix G checklist significance thresholds for air quality and greenhouse gases.

## DELIVERABLES

- Draft and Final Air Quality and Greenhouse Gas Reports

**5.2.2 Noise/Vibration** - Construction noise attributable to the proposed project may result in a temporary increase in ambient noise levels in the area, thus a Construction Noise and Vibration Study. The study will identify noise sensitive

receptors and vibration sensitive uses or buildings. Again, given the proximity of live in boaters to the proposed project clarifying the locations where noise measurements will be taken early in the CEQA process will be important for addressing public comments following completion of the appropriate CEQA document. Noise and vibration levels from major construction activities would be calculated. Construction noise levels would be assessed against the City's thresholds and measures would be recommended, as necessary. Vibration levels would be compared against thresholds used by Caltrans/FHWA/FTA to address potential impacts to buildings. A report will be prepared to comply with CEQA and address the CEQA Guidelines Appendix G checklist significance thresholds for noise and vibration.

## **DELIVERABLES**

- Draft and Final Noise and Vibration Reports

## **ASSUMPTIONS**

- Sensitive receptors will be agreed upon by the City prior to data analysis and modeling
- Up to four noise measurement locations will be agreed upon by the City prior to data analysis and modeling

**5.2.3 Cultural Resources** - Technical work and documentation to support obligations under the California Environmental Quality Act and potential Section 106 of the National Historic Preservation Act is necessary to address cultural and historic resources. As a sub-consultant to, ICF will prepare draft, revised, and final versions of a Cultural Resources Technical Report that will meet the reporting requirements of both CEQA and Section 106. The Cultural Resources Technical Report will be formatted to include content required for an IS/MND pursuant to CEQA, supplemented by content to meet Section 106 requirements for review by the State Historic Preservation Office.

The document will define and map the CEQA study area and area of potential effects (APE) and will contain the appropriate level of technical documentation required to identify CEQA historical resources and Section 106 historic properties (inclusive of built environment resources, archaeological resources, and tribal cultural resources). The technical documentation will include the following:

- 1) methodology and results of a Northwest Information Center records search and desktop review of existing cultural resources studies, in order to document the presence or absence of previously evaluated built environment and archaeological resources within the study area/APE;
- 2) outreach to interested parties to gather information on potential historic properties within the study area; and
- 3) summary of the federal, state, and local regulatory frameworks applicable to cultural resources within the project site;
- 4) description of any previously unevaluated cultural resources within and

adjacent to the project site that would require evaluation for California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) eligibility under a future phase of work; and

- 5) outreach to the Native American Heritage Commission and consultation with local tribal groups pursuant to Section 106 of the NHPA, as requested by the City of South San Francisco and federal agency, as necessary. Outreach and consultation will assess the project site's potential to contain areas considered sensitive. If requested, ICF will author letters and document responses on behalf of the lead agency and project team in support of the project's AB-52 obligations.

Following the identification of CEQA historical resources and Section 106 historic properties, the Cultural Resources Technical Report will assess impacts to CEQA historical resources based on the significance thresholds for cultural resources and tribal cultural resources from the 2020 CEQA Guidelines Appendix G checklist. The document will also apply the Criteria of Adverse Effects, as defined in the Section 106 regulations (36 CFR Part 800), in order to make recommendations regarding the federal undertaking's effects on NRHP-listed or -eligible historic properties, pursuant to Section 106. The Cultural Resources Technical Report will also assess cumulative impacts/effects to cultural resources, identify cultural resources mitigation measures pursuant to CEQA, and specify the need for a memorandum of agreement or other agreement document to resolve adverse effects under Section 106, as necessary.

Following internal review, the draft report will be provided to WRA in electronic PDF format for review and comment. ICF will incorporate any comments and/or edits into a revised version of the technical report, which will be provided to the client in electronic PDF format. The revised version will be provided to the federal lead agency for review and comment. ICF will incorporate any comments and/or edits into a final version of the technical report.

## **DELIVERABLES**

- Draft, revised, and final versions of the cultural resources technical report, provided in electronic PDF format

## **ASSUMPTIONS**

- Due to the nature of the project site as recent fill, and that it was located over water prior to the 1960s, it is assumed no archaeological survey will be required.
- Based on preliminary desktop survey, the project site does not appear to contain any built environment resources (buildings, structures, objects, districts) that are over 45 years of age. If built environment resources above this age threshold are found within the CEQA study area/APE, ICF will prepare a contract amendment to accommodate the required built environment field survey, property research, historic register evaluation, and additional technical reporting requirements.
- ICF will revise the cultural resources inventory technical report in response to up to two (2) rounds of consolidated comments.



- ICF assumes that the lead federal agency will be responsible for drafting Section 106 consultation letters and hosting/leading consulting party meetings, as deemed necessary. This scope assumes ICF will participate in up to two (2) additional two-hour meetings above and beyond what was previously authorized in support of agency consultation obligations.
- This scope does not include the preparation of a Memorandum of Agreement or other agreement document related to Section 106, nor does it include the implementation of identified mitigation measures.

**5.2.4 Biological Resources** – Building upon the biological resources constraints memorandum prepared by WRA under Task 2, WRA will prepare a Biological Resources Technical Report (BRTR) to support preparation of the CEQA document. The BRTR will address both state and federal species and will share information on the known or potential use of the site by any sensitive species identified in the earlier memo, as well as the potential use of the site by species ranked depending upon the suitability of the habitat or proximity of any known records documented in an updated database search. Utilizing the Project Description developed by WRA, the BRTR will analyze potential project impacts and will propose measures to mitigate impacts to a less than significant level.

### 5.3 ADMINISTRATIVE DRAFT IS/MND

WRA is assuming that the City will decide to complete an IS/MND rather than an EIR. Should it be determined that an EIR is needed instead of an MND, the CEQA process would be similar to that described below, but about six months longer mostly due to longer public noticing requirements, and the need to evaluate alternatives to the proposed project. If it is determined that an EIR is required, WRA will prepare a separate scope and fee for the City's review and approval.

WRA will prepare the IS/MND and address the 20 topics depicted in the 2020 CEQA Guidelines, Appendix G checklist. WRA will rely, to the extent appropriate, on previous analysis from the 2011 and 2017 environmental documents for descriptions of existing conditions and regulatory requirements.

The environmental topics that are likely to receive the most public scrutiny and need the most analysis have already been described above under technical studies for air quality, greenhouse gases, and noise. In addition to those environmental topics, WRA believes aesthetics and recreation (due to temporary closure of the SF Bay Trail) could also receive a great deal of public scrutiny; thus a detailed level of analysis will be needed for this topic. WRA will work with members of the WH design team to produce renderings that accurately depict the height and mass of the preferred design option (Project Description) for the landfill. WRA will evaluate the proposed project's potential to affect any views of scenic vistas, produce light and glare, or alter the visual character of the project vicinity. Over the long-term, the height and massing of the elevated landfill could alter the visual character of the project area and affect important public viewpoints such as locations along the SF Bay Trail. WRA will evaluate how views will change from up to five key observation points. The public may request a formal analysis of the project's visual impact by a technical subconsultant; however, this level of analysis is not included in this scope of work.

There are other topics though for which WRA believes there will either be no impacts, or impacts that are less than significant. These include: agricultural and forestry resources, land use, mineral

resources, population and housing, public services, and wildfire risk. For the remaining topics there will likely be potentially significant impacts that require mitigation or adherence to existing laws and regulations. These topics include: biological resources, cultural resources, energy resources, geology and soils, hazardous materials, hydrology and water quality, traffic, utilities, and tribal cultural resources.

After completing the 20 topical sections WRA will assemble the administrative draft IS/MND which will include the following sections:

- Introduction
- Project Description
- Environmental Settings, Regulatory Background and analyses for 20 topics in CEQA Guidelines Appendix G checklist
- Mandatory Findings of Significance
- List of Preparers
- References
- Appendices

WRA will then submit an electronic copy of the administrative draft IS/MND for WH and the City review.

#### **DELIVERABLES**

- Electronic version administrative draft IS/MND

#### **ASSUMPTIONS**

- WH and the City will review the administrative draft IS/MND in four weeks and will provide WRA a consolidated set of electronic comments with any internal issues resolved.

#### **5.4 SCREEN CHECK AND PUBLIC REVIEW DRAFT IS/MND**

Following WH and City review, WRA will revise the IS/MND and prepare a screen check draft version. Should any significant comments be received from the City, a meeting will be held to determine how to best address those comments. WRA will revise the IS/MND and then submit a public review draft IS/MND, and WRA anticipates making minor revisions to prepare this version. After the public review draft is complete, WRA will provide the City with an electronic, pdf version for website posting. WRA will prepare the Notices of Completion and the Notice of Availability for the draft IS/MND and submit them to the State Clearing House. All submittals to the SCH will be electronic.

#### **DELIVERABLES**

- Electronic version of the screen check draft IS/MND,
- Public review draft IS/MND
- Notices of Completion and Availability

#### **ASSUMPTIONS**



- WH and the City will review the screen check draft IS/MND within four weeks, and provide an electronic consolidated set of minor comments.
- WH and the City will review the public review draft IS/MND within two weeks, and provide an electronic, consolidated set of minor comments.
- The City will be responsible for submitting notices to the County Clerk, and for providing a location for review of the public review draft IS/MND.
- Two public meetings will be held following the 30-day public review period and completion of a Final IS/MND.

## **5.5 FINAL IS/MND AND MMRP AND CERTIFICATIONS**

Following the close of the 30-day public review period, WRA will respond to any comments received on the draft IS/MND, and submit a draft for WH and City review and comment. WRA will revise the responses to comments once, and submit to WH and the City with along with any Errata and a Mitigation Monitoring Reporting Plan (MMRP). Collectively, these elements, including the text and exhibits prepared for the draft IS/MND, comprise the final IS/MND.

### **DELIVERABLES**

- Memorandum with responses to comments
- Errata section
- MMRP

### **ASSUMPTIONS**

- Up to 40 hours of WRA staff time will be required to respond to comments. If additional WRA staff time is needed to respond to comments, a change order will be requested.
- The MMRP will be revised once, and only minor changes will be needed.

## **5.6 PUBLIC HEARING**

WRA staff will prepare and present a summary of the findings of the IS/MND to the Planning Commission and City Council and be available to answer questions. Within 5 days of the final IS/MND adoption hearing WRA will prepare the Notice of Determination (NOD).

### **DELIVERABLES**

- Summary Presentation for public hearings
- Notice of Determination

### **ASSUMPTIONS**

- The City will be responsible for filing the NOD with the County Clerk and for paying CDFW fees.
- The City will prepare the Statement of Overriding Considerations.

## **5.7 ENVIRONMENTAL PERMITTING**

A key outcome of the interagency meetings (Task 3 of WRA's original Scope of Work) will be confirmation of which regulatory agencies have jurisdiction over the project and which permits

and authorizations will be required to implement the preferred alternative. To demonstrate that we are thinking strategically about the future project and potential regulatory hurdles, the full range of potential permitting scenarios is addressed herein. This scope would be refined and updated based on the outcome of Tasks 1 through 4. WRA's scope and cost include some coordination with the project team to provide input on the advancing project design (Task 7) and to ensure it includes details the agencies will want to see, such as access routes, staging areas, pile-driving specifications, and dewatering plans. To manage this process of gathering data from the project team and to streamline the overall permitting effort, WRA will create an environmental permitting data request tracking sheet that identifies key pieces of information or documentation that will be required to complete the different applications and which project team members are responsible for providing the information and by what deadline.

### **PRELIMINARY DELIVERABLE**

- Environmental permit application data request tracking sheet

### **OVERALL PERMITTING ASSUMPTIONS**

- WRA would act as the agent between the City and the agencies until the permits are issued.
- The City would be responsible for paying applications fees.
- A detailed alternatives analysis will be required to comply with the Corps' and Regional Water Quality Control Board's permit application requirements.
- Given the potential for regulations and project design elements to change prior to implementation of Phase 2 of the project, WRA's permitting and compensatory mitigation strategy efforts would be limited to Phase I of the project.
- The regulatory agencies will respond to the proposed compensatory mitigation strategy and will not consider the applications complete until a final compensatory mitigation approach is agreed upon by all agencies and, if necessary, developed into a formal mitigation and monitoring plan.
- Preparation of a Mitigation and Monitoring Plan may or may not be necessary and, thus, is not included in this scope but can be provided under additional scope and budget.
- The California Department of Fish and Wildlife does not have jurisdiction over the project under Section 1602 of the California Fish and Game Code; therefore, preparation of a Lake or Streambed Alteration Agreement is not included in WRA's scope.
- WRA's scope does not include preparation of a sea level rise risk assessment, which may be required by the Bay Conservation Development Commission (BCDC).
- WRA's scope does not include permitting related to the following entities; we assume others on the project team will be responsible for applicable approvals:
  - California Department of Toxic Substances Control
  - San Mateo County Environmental Health Services
  - San Mateo County Harbor District
  - Other San Mateo County departments

**5.7.1 Clean Water Act (CWA) Section 404 And Rivers And Harbors Act Section 10 Permit – U.S. Army Corps Of Engineers (Corps)** - The Corps regulates the placement of fill within waters of the United States. Based on the project information WRA has reviewed to date, we assume that a Clean Water Act Section 404 permit and Rivers and Harbors Act Section 10 permit may be required. The appropriate permit mechanism (e.g., Individual Permit, Nationwide Permit, or Letter of Permission) would be determined based on the extent of bay fill resulting from the proposed project design. WRA would not prepare a formal delineation of waters of the United States; rather, we would assist the project engineers with depicting the tidal limits of Corps' jurisdiction on the project plans.

The permit application would need to include an alternatives analysis demonstrating that avoidance and minimization of impacts to waters of the United States have been incorporated into the project design and that the proposed project is the Least Environmentally Damaging Practical Alternative. This type of alternatives analysis required for permitting differs from the analysis of alternatives that is done during the conceptual and preliminary design phase. WRA will prepare the analysis with input from the design team.

The Corps will require the application to demonstrate that the proposed project complies with Section 7 of the federal Endangered Species Act and will likely consult (formally or informally) with the National Marine Fisheries Service (NMFS). To support this consultation regarding potential impacts to fisheries and Essential Fish Habitat, WRA will prepare a federal format Biological Assessment and Essential Fish Habitat Assessment (building upon the previously prepared Biological Resources Constraints Memo and BRTR) that assesses potential effects on aquatic species and habitats and determines if the proposed action would have an adverse effect on federally protected fish species (e.g., salmonids, green sturgeon). Based on the biological resources constraints analysis prepared under Task 2 of WRA's original Scope of Work, the project area has potential to provide habitat for the following federal listed special-status species:

- Central California coast steelhead (*Oncorhynchus mykiss irideus*; Federal Threatened, Critical Habitat);
- Central California coast Coho (*Oncorhynchus kisutch*; Federal Endangered, State Endangered, Critical Habitat, Essential Fish Habitat);
- Green sturgeon (*Acipenser medirostris*; Federal Threatened, Critical Habitat);
- Longfin smelt (*Spirinchus thaleichthys*; Federal Candidate, State Threatened)

Based on the potential for these special-status species to occur within the project area, the Corps may also choose to consult (formally or informally) with the U.S. Fish and Wildlife Service. If this is the case, WRA will prepare a federal format Biological Assessment (based on the data gathered during Task 2) that assesses potential effects on longfin smelt and determines if the proposed action would have an adverse effect on this species. The Biological Assessment would acknowledge

other bay shoreline species under U.S. Fish and Wildlife jurisdiction (e.g., salt marsh harvest mouse and Ridgway's rail); however, we do not expect take authorization to be necessary for these species.

The Corps also will require the application to demonstrate that the proposed project complies with Section 106 of the National Historic Preservation Act (NHPA). The cultural resources technical report prepared by ICF (described in Task 5, above) will be appended to the application. The Corps may utilize the report to initiate consultations with the State Historic Preservation Officer and Native American Tribal Governments.

The full Corps permit application will be prepared but will not be submitted to the Corps until after a draft permit application has been submitted to the Water Board (see 5.7.2 below).

## DELIVERABLES

- Alternatives Analysis
- Biological Assessment and Essential Fish Habitat Assessment (for consultation with NMFS)
- Biological Assessment addressing longfin smelt or other species regulated by U.S. Fish and Wildlife Service
- Application for Army Corps permit

**5.7.2 Clean Water Act Section 401 Water Quality Certification – San Francisco Bay Regional Water Quality Control Board (Water Board)** - WRA will prepare an application for Section 401 Water Quality Certification of the project. According to requirements that took effect in 2020, a pre-filing meeting with the Water Board must be requested prior to submitting the application and prior to submitting a permit application to the Corps. WRA will prepare a draft application to coincide with the pre-filing meeting. The draft application will need to be supplemented with any hydrological technical studies and stormwater management plans prepared by other project team members. The draft application also will include the alternatives analysis used in the Corps application to identify the Least Environmentally Damaging Practicable Alternative. Once the Water Board has determined that the draft application is complete, a final application will be prepared and submitted to the Water Board concurrently with submittal of the Section 404 permit application to the Corps.

*Information required for the application includes:*

- Basic notification requirements as to site location; project description; and type and amount of fill in potentially jurisdictional areas;
- Appropriate plan and cross sectional view figures that show proposed impacts to jurisdictional areas;
- Proposed compensatory mitigation strategy for any loss of jurisdictional areas

- Alternatives analysis documenting rationale for why impacts to wetlands and waters cannot be avoided
- Anticipated schedule for project construction
- Information regarding post-construction stormwater management based on the project's stormwater management plan
- Proof of CEQA document certification

## DELIVERABLES

- Application for 401 Water Quality Certification

**5.7.3 Permit Amendment – San Francisco Bay Conservation and Development Commission (BCDC)** - The San Francisco Bay Conservation and Development Commission (BCDC) issues permits to account for development within tidal wetlands, waters, and adjacent shoreline habitats on San Francisco Bay. Permitted activities include most work in the Bay or within 100 feet of the shoreline. A Major Permit is issued for work that is more extensive than a minor repair or improvement. Based on our review of the project and BCDC requirements, it is anticipated that a Major Permit, or an amendment to the existing Major Permit for the previous Oyster Point development project, will be required for the portions of the project that occur within BCDC jurisdiction. Under Task 2 of WRA's original Scope of Work, WRA determined BCDC jurisdictional areas within the project area based on BCDC jurisdictional boundary. Under this task, WRA will prepare and submit to BCDC the Major Permit application and/or request for a permit amendment, including attachments such as CEQA documentation and proposed strategy for compensatory mitigation. The permit application package will contain a written description of the project that covers the project features, operation and maintenance activities. The project description should also contain information about the location of the activities, how maintenance activities will be conducted, and the schedule of activities. WRA will also attend the BCDC public hearing, if required.

## DELIVERABLES

- Application for Major Permit (or Amendment)

### 5.7.4 Other Potential Permit Requirements – Optional Tasks

#### A. Section 2081 Incidental Take Permit – California Department of Fish and Wildlife

Depending on the extent and schedule of in-water work, there may be potential for take of longfin smelt, a small fish species that is prevalent in the shallow waters of the South Bay. If during the interagency meetings or CEQA comment period it is determined that the potential for take of this species is likely, WRA can prepare an application for a Section 2081 Incidental Take Permit from the California Department of Fish and Wildlife.

#### B. Marine Mammal Protection Act Letter of Authorization – National Marine Fisheries Service

Depending on the location and intensity of pile-driving associated with the project, marine mammals such as California sea lions and harbor seals may be affected. An Incidental Harassment Authorization (IHA) may be needed to comply with the Marine Mammal Protection Act (MMPA). If pile driving is to be done with an impact hammer, a hydroacoustic assessment may be needed to support the IHA. WRA can prepare and submit a letter requesting IHA pursuant to the MMPA for potential behavioral impacts to marine mammals during any pile installation or demolition, in-water work, and overwater related construction. Nearshore construction activities associated with the project may also fall into this category and would be covered by the IHA. Preparation of the request for IHA would avoid project delays associated with requirements that would be placed on the project in absence of such an authorization. WRA can prepare the necessary paperwork to obtain the IHA and coordinate with NMFS and address questions posed by the agency. Additional scope may need to be developed concerning acoustic studies, if requested by NMFS.

*C. State Lands Lease or Letter of Non-objection – California State Lands Commission*

While we understand that the City owns the property beneath and surrounding the spit, WRA has experienced instances where public landowners were not made aware of State Lands Commission ownership until the Commission commented on a project's CEQA document, resulting in major project delays while a lease agreement was negotiated. WRA will work with the City to consult with the Commission before the Draft IS/MND is circulated for public comment, to ensure they will not request a lease agreement or letter of non-objection. Should the Commission require such project approvals, WRA can prepare the appropriate documentation with substantial input from the City and the project team. The appropriate scope of work would be developed before work on this process is initiated.

## Task 6. Public Outreach

WRA will support the public outreach process by:

- Attending public meetings as requested by the City.
- Preparing presentations and exhibits.
- Present project status updates from time to time.
- Presentation will identify the project boundaries, purpose and reason for the project, description of the proposed construction, and impacts and benefits to the community.

WRA assumes our staff will prepare for and attend up to five public meetings, two of which will be public hearings at the City's Planning Commission and City Council meetings to consider adoption of the MND. The remaining three meetings will be project status updates, and WRA will prepare presentation materials and exhibits to help interested parties understand the key features and purpose of the proposed Project, to help explain environmental constraints, and to explain the CEQA process and timing of public input and decision making. WRA will format materials so they may be posted as accessible documents (Section 508 of the Rehabilitation Act) on the City's website.

## ASSUMPTIONS

- WRA assumes the City will be responsible for preparing meeting agendas, publicly noticing each meeting and arranging for the meeting venue. As an optional item, WRA staff can assist the City with meeting facilitation and preparing meeting summaries.

### Task 7. 65% Design

N/A

## ASSUMPTIONS

- WRA's input on design will be part of our permitting scope under Task 5.

### Task 8. Pre-Final 95% Design

N/A

### Task 9. Final Bid Documents

N/A

### Task 10. Bid and Construction Support Services

~~WRA will contribute to the bid and construction support process by developing cost projections for implementing environmental compliance and mitigation measures that are identified in the MMRP and environmental permit conditions.~~

**Not Included**

## SCHEDULE

Work can begin upon execution of this Change Order.

## STAFFING

Justin Semion will continue to be the principal in charge of the project. Leslie Allen will continue as project director. Liz Allen will be the project manager. Other staff will be assigned to the project as necessary.



## ESTIMATED COST

The estimated cost for the services described in this Change Order is provided below. This cost is based on the assumptions above and in the original Scope of Work. Costs may be reallocated between tasks, but the total cost will not be exceeded without authorization.

Task	Cost
<b>4. Preliminary Design</b> 1. Prepare 35% Grading Plans (WRA to support)	\$ 1,925
<b>5. Environmental Permitting and Clearance</b> 1. Development of Project Description 2. CEQA Technical Studies a. Air Quality/ Greenhouse Gases b. Noise/ Vibration c. Cultural Resources d. Biological Resources 3. Administrative Draft IS/MND 4. Screen Check and Public review Draft IS/MND 5. Final IS/MND, MMRP, and Certifications 6. Public Hearing 7. Environmental Permitting a. U.S. Army Corps of Engineers - Section 404/ Section 10 b. Regional Water Quality Control Board -Section 401 c. BCDC – Major Permit 8. Other Potential Permit Requirements (Optional Tasks, not included in this cost table) a. CDFW – Section 2081 Incidental Take Permit b. NMFS – Marine Mammal Protection Act Letter of Authorization c. California State Lands Commission – State Lands Lease of Letter of Non-Objection	\$ 139,955
<b>6. Public Outreach</b>	\$ 7,130
<b>7. 65% Design</b>	\$ 0
<b>8. Pre-Final 95% Design</b>	\$ 0
<b>9. Final Bid Documents</b>	\$ 0
<del><b>10. Bid and Construction Support Services</b></del>	<del>\$ 1,290</del>
<b>Total:</b>	<del><b>\$150,300</b></del> <b>\$148,010</b>

\*Add \$13,800 for Task 3 items not yet completed (Compensatory Mitigation Coordination and Interagency Meeting) for a total of **\$162,810**.

## TERMS AND CONDITIONS

This Change Order is subject to WRA's Standard Terms and Conditions as incorporated in the original Scope of Work, dated **February 8, 2021**.



City of South San Francisco																													
Consulting Services for the Design of Harbor Master Road Spit																													
Design Fee																													
6/22/2021																													
FILL IN CORRECT POSITION TITLE AND CORRECT HOURLY RATES																													
Subconsultant Name:		for Environmental Planner		Associate Environmental Planner		Principal Environmental Planner		Associate		GIS Technician		Senior Associate Biologist		Scientist		Technician		Clerical				REIM-BURSABLE		TOTAL		TOTAL			
Task	TASK DESCRIPTION	\$240	HRS	\$204	HRS	\$148	HRS	\$191	HRS	\$148	HRS	\$256	HRS	\$240	HRS	\$169	HRS	\$119	HRS	\$82	HRS	CONSULTANTS	EXPENSES	LABOR \$	TOTAL Sub	TOTAL ALL \$	TOTAL LABOR HOURS		
3.	Develop Alternatives and Recommendations																												
1	Compensatory Mitigation Coord w/City	480	2	816	4	1,480	10	191	1	2,368	16	510	2	2,400	10	159	1	476	4	120	1			9,000	9,000	51			
2	Interagency Meeting (1 max)	480	2	1,632	8	1,184	8	0		1,184	8	0		0		0		238	2	82	1			4,800	4,800	29			
	Subtotal	960	4	2,448	12	2,664	18	191	1	3,552	24	510	2	2,400	10	159	1	714	6	202	2	0	0	13,800	13,800	80			
4.	Preliminary Design (35% Plans)																												
1	Finalize tech memo & design criteria based on Alt Eval.	0		0		0		0		0		0		0		0		0		0				0	0	0			
2	Develop 35% Grading Plans	0		0		0		0		0		0		0		0		0		0				0	0	0			
3	Prepare Title Sheet and General Notes Sheet	0		0		0		0		0		0		0		0		0		0				0	0	0			
4	Develop 35% Structural Plans	0		0		0		0		0		0		0		0		0		0				0	0	0			
5	Develop 35% Drainage Plans	0		0		0		0		0		0		0		0		0		0				0	0	0			
6	Develop 35% corrosion monitoring and cathodic protection plans and specification	0		0		0		0		0		0		0		0		0		0				0	0	0			
7	Develop 35% Typical Sections	0		0		0		0		0		0		0		0		0		0				0	0	0			
8	Prepare cross sections of fill	0		0		0		0		0		0		0		0		0		0				0	0	0			
9	Develop 35% Utility Relocation, or Abandmnt Plan	0		0		0		0		0		0		0		0		0		0				0	0	0			
10	Perform earthwork estimate	0		0		0		0		0		0		0		0		0		0				0	0	0			
11	Develop 35% specification outline	0		0		0		0		0		0		0		0		0		0				0	0	0			
12	Develop 35% Constr Cost Estimate	0		0		0		0		0		0		0		0		0		0				0	0	0			
13	Prepare schedule of permitting activities	0		408	2	0		0		0		0		480	2	954	6	0		82	1			1,924	1,924	11			
14	Reimbursibles	0		0		0		0		0		0		0		0		0		0				0	0	0			
	Subtotal	0	0	408	2	0	0	0	0	0	0	0	0	480	2	954	6	0	0	82	1	0	0	1,924	1,924	11	2,116		
5.																													
5.	Environmental Permitting and Clearance																												
1	Development of Project Description	960	4	8,160	40	0		0		0		0		0		318	2	0		82	1		112	9,520	9,632	47			
2	Cultural/Historic Resources Summary Memo	1,440	6	1,224	6	0		0		0		0		240	1	318	2	0		82	1	15,136		3,304	18,440	16			
3	CEQA Technical Studies	480	2	2,448	12	0		0		592	4	0		240	1	4,611	29	952	8	82	1	13,420		9,405	22,825	57			
4	Compensatory Mitigation Strategy	0		0		0		0		0		0		0		0		0		0				0	0	0			
5	Administrative Draft EIR	960	4	8,160	40	14,800	100	3,056	16	1,184	8	0		240	1	318	2	0		82	1			28,800	28,800	172			
6	Screen Check and Public Review Draft EIR	960	4	4,080	20	4,736	32	764	4	0		0		0		0		0		0				10,540	10,540	60			
7	Final EIR and MMRP and Certifications	960	4	5,712	28	4,440	30	764	4	0		0		240	1	1,590	10	0		82	1			13,788	13,788	78			
8	Permitting (USACE, RWQCB, BCDC, SLC?)	0		816	4	0		0		3,256	22	1,020	4	6,720	28	22,578	142	1,428	12	0			112	35,818	35,930	212			
9	Hazardous Materials Building Survey and Abatement Plan	0		0		0		0		0		0		0		0		0		0									
10	Clay Cap Evaluation	0		0		0		0		0		0		0		0		0		0									
11	Analytical Testing and Prepare Cost Estimate	0		0		0		0		0		0		0		0		0		0									
12	Clay Cap Repair Plan	0		0		0		0		0		0		0		0		0		0									
13	Reimbursibles	0		0		0		0		0		0		0		0		0		0				0	0	0			
	Subtotal	5,760	24	30,600	150	23,976	162	4,584	24	5,032	34	1,020	4	7,680	32	29,733	187	2,380	20	410	5	28,556	224	111,175	139,955	642	153,950		
6.																													
6.	Public Outreach																												
1	Meet with City to Develop Outreach Strategy	240	1	408	2	0		0		0		0		480	2	318	2	0		0				1,446	1,446	7			
2	Prepare Presentations and Exhibits	0		408	2	0		0		296	2	0		240	1	954	6	0		0				1,898	1,898	11			
3	Attend Public Outreach Meetings (4 max)	240	1	1,632	8	0		0		0		0		0		0		0		0			224	1,872	2,096	9			
4	Post Meeting Project Updates (6 max)	0		408	2	0		0		0		0		240	1	159	1	0		0				807	807	4			
5	One Public Workshop to Present Final Approved Project	0		408	2	0		0		0		0		0		477	3	0		0				885	885	5			
6	Meet with Live-In Boaters (if needed)	0		0		0		0		0		0		0		0		0		0				0	0	0			
7	Reimbursibles	0		0		0		0		0		0		0		0		0		0				0	0	0			
	Subtotal	480	2	3,264	16	0	0	0	0	296	2	0	0	960	4	1,908	12	0	0	0	0	0	224	6,908	7,132	36	7,845		
	GRAND TOTAL	7,200	30	36,720	180	26,640	180	4,775	25	8,880	60	1,530	6	11,520	48	32,754	206	3,094	26	694	8	28,556	447	133,807	162,810	758	179,091		

# RATE SCHEDULE

Effective: January 1, 2021



<b>Director/Principal</b> .....	\$255-285
<b>Senior Associate</b> .....	\$227-240
<b>Associate</b> .....	\$191
<b>Senior Scientist</b> .....	\$173
<b>Scientist</b> .....	\$159
<b>Senior Technician</b> .....	\$148
<b>Technician</b> .....	\$119

*Rates shown are per hour and subject to an annual adjustment each January 1<sup>st</sup>.*

*Necessary project expenses and subconsultants are billed at cost plus ten percent.*

## Engineering

Restoration Engineering Director.....	\$285
Senior Engineer .....	\$240
Sr Associate Engineer.....	\$227
Associate Engineer .....	\$204
Assistant Engineer .....	\$131

## Landscape Design

Senior Restoration Designer .....	\$240
Sr Associate Landscape Architect.....	\$227
Associate Landscape Architect.....	\$191
Landscape Architect.....	\$173
Senior Landscape Designer .....	\$159
Landscape Designer II .....	\$150
Landscape Designer I .....	\$127

## Environmental Planning

Senior Environmental Planner .....	\$240
Sr Associate Environmental Planner .....	\$227
Associate Environmental Planner .....	\$204
Environmental Planner II .....	\$173
Environmental Planner I .....	\$159
Assistant Environmental Planner II .....	\$148
Assistant Environmental Planner .....	\$131

## Conservation Strategies

Conservation Strategies Sr Project Mgr....	\$240
Conservation Finance Manager II.....	\$227
Conservation Strategies Sr Associate .....	\$227
Conservation Strategies Associate .....	\$194
Conservation Strategies Sr Scientist .....	\$175
Conservation Strategies Scientist.....	\$164
Conservation Strategies Sr Technician....	\$150
Conservation Strategies Technician .....	\$141

## GIS Mapping & Analysis

GIS Manager.....	\$227
GIS Professional II .....	\$181
GIS Professional .....	\$159
GIS Sr Technician .....	\$148
GIS Technician.....	\$131

## Landscape Restoration

Senior Restoration Contractor .....	\$129
Restoration Foreman.....	\$100
Restoration Crew Supervisor.....	\$88
Restoration Technician.....	\$77

## Compliance Monitoring

*(Overtime = Rate x 1.5)*

Project Biologist .....	\$116
Junior Project Biologist.....	\$88

**Senior Field Technician** ..... \$155

**Field Technician** ..... \$122

**Junior Field Technician** ..... \$100

**Clerical Support**..... \$82

**Expert Witness** ..... Rate x 1.5

## **Project Understanding**

The Oyster Point peninsula was operated as a Class III municipal landfill (Oyster Point Landfill) from about 1956 until it stopped accepting waste in 1970. Landfill closure activities were performed around the site in the 1970's and 1980's in accordance with State of California Regional Water Quality Control Board (RWQCB) regulatory guidelines that governed at that time; this was prior to the adoption of California Code of Regulations (CCR) Title 27, the regulatory document currently governing Class III landfill closures. Improvements were installed over the refuse, including a harbor, marina facilities, park area, roads, utilities, walkways and other features.

Redevelopment of the Oyster Point peninsula is currently in progress, including the construction of a park and new streets and utilities (Phase 1C), office and research and development (R&D) buildings (Phase 1D); additional open space areas and potentially a hotel are planned in future phases (Phases IIC and IID). Phase 1C improvements, which are currently in construction, are located on the western half of the Oyster Point peninsula. Phase IIC is the City-owned property on the eastern half of Oyster Point peninsula and currently consists of the Harbor Master Spit, an office building, a ferry terminal, docks, a boat launch ramp, a bait shop, a yacht club, three bathrooms, a picnic area, pedestrian trails, and parking lots. The Harbor Master Spit is approximately one acre in size with a paved roadway (Harbor Master Road) that leads to the San Mateo County Harbor District Office Building.

The Harbor Master Spit, which has settled several feet over the past 40 years, is the low point of the Phase IIC site and is susceptible to inundation during high tides. State regulators have determined that such inundation is inconsistent with state regulations. In 2018, Wilsey Ham investigated the improvements necessary for Phase IIC to be resilient to the sea level rise adjusted year 2050, 100-year base flood elevations as determined by the Federal Emergency Management Agency (FEMA). Since the 2018 study, the City has focused its attention on the Harbor Master Spit portion of Phase IIC. To achieve conformance with Title 27 CCR, the closed landfill cannot be inundated with standing water. In May 2020, Wilsey Ham provided a preliminary grading study to the City for the Harbor Master Spit; the intent of their grading plan was to raise grades high enough to keep the ground surface elevation above the year 2100, 100-year base flood elevation. Wilsey Ham studied two options, one with raising grades using standard fill and one with raising grades using lightweight cellular concrete.

We understand that the City would like to prepare a detailed design to raise grades to meet with year 2100, 100-year base flood elevation to achieve conformance with Title 27 CCR and to allow for construction of a future building. We understand that the City would also like to install shoring around the shoreline to enclose the limits of the refuse. The shoring will serve to encapsulate the refuse as well as retain the new fill placed to raise grades. Additionally, we understand that if the existing low hydraulic conductivity layer (clay cap) does not meet Title 27 CCR standards, the intent will be to improve the landfill cover without penetrating the clay cap layer.

## **Work Plan/Approach (Langan)**

Langan Engineering and Environmental Services, Inc. (Langan) has been involved with the environmental and geotechnical aspects of the planning and development of Oyster Point over the past 12 years. We have performed numerous studies to evaluate the existing landfill, clay

cap, and underlying subsurface conditions. Currently, we are overseeing regrading of the landfill and construction of new streets and utilities as part of the Phase IC improvements, on behalf of the City. In addition, we are providing geotechnical and environmental services for a private developer for the vertical construction of Oyster Point Phase I (currently under construction), Phase II (currently in design), and Phases III, IV, and V (currently in preliminary design).

We anticipate that the key issues related to developing a former landfill at the edge of the Bay will be designing for the large settlements anticipated from placing 11½ to 17½ feet of soil or lightweight fill, designing a shoring wall to retain 11½ to 17½ feet of soil or lightweight fill, and obtaining regulatory approval from multiple agencies related to reclaiming an area of the Bay and closing the landfill.

Langan will use our experience and expertise regarding shoreline and landfill redevelopment to support the development of the Harbor Master Spit. Specifically, our services will include:

- performing a geotechnical investigation to evaluate the limits of refuse and subsurface conditions to develop recommendations regarding raising grades, settlement, and design of the shoring
- performing sampling and laboratory analyses to identify and characterize potentially contaminated soils requiring off-site transportation and disposal
- performing a landfill cover investigation to evaluate the conformance of the existing clay cap with Title 27 CCR
- assisting Wilsey Ham with design, environmental permitting, public outreach, and bid documents
- performing oversight related to the environmental and geotechnical aspects of construction of shoring and raising grades.

This scope of services is discussed in detail in the next section.

## **Scope of Services**

### **Task 5. Environmental Permitting and Clearance**

Regulatory oversight of the Oyster Point Landfill falls under the RWQCB as well as SMCEHD Local Enforcement Agency (LEA). Langan will take the lead in obtaining approval from RWQCB and SMCEHD, given our recent experience with coordinating with both entities at Oyster Point and at other sites. If the landfill cover evaluation indicates the clay cap does not meet Title 27 CCR standards, Langan will prepare a clay cap repair plan with specifications and details for improving the clay cap.

We anticipate that gaining approval from RWQCB and SMCEHD will require meetings, the potential development of a clay cap repair plan, and supplemental letters to address questions. The approval from RWQCB and SMCEHD will likely take several months and require several rounds of questions and responses.

In addition, we will provide Wilsey Ham and the team with additional support to obtain additional permits/clearance for development of the Harbor Master Spit.

*Hazardous Materials Building Survey and Abatement Plan— Added Task (not in RFP)*

Prior to construction, a pre-demolition survey of the existing Harbor Master building for lead-based paint (LBP), asbestos-containing material (ACM), and/or other hazardous materials will need to be completed by an Industrial Hygienist (IH). The purpose of the LBP and ACM surveys is to identify deteriorating LBP and suspect ACM in the building that would require abatement prior to demolition or remodeling.

A representative number of bulk samples of each suspect material will be collected by or under the direction of a licensed industrial hygienist. Bulk samples will be analyzed using polarized light microscopy (PLM) in accordance with EPA's July 1993 method for the determination of asbestos in bulk building materials.

The IH will collect representative samples of painted surfaces or other building materials suspected to contain lead and that may be impacted by construction related activities for compliance with the California Occupational Safety and Health Administration (Cal-OSHA) Lead in Construction Standard, Title 8 CCR 1532.1. Samples will be analyzed at an accredited laboratory by flame atomic absorption (FLAA) or Total Threshold Limit Concentration (TTLC) for total lead reported in parts per million.

The IH will prepare a report summarizing their findings, notes, analytical results, and recommendations as appropriate. They will also estimate abatement costs based on standard unit prices, based on a range of abatement projects. The report will include sample location floor plans, photographs and recommendations for handling these materials during demolition.

#### *Clay Cap Evaluation*

Title 27 CCR requires a low permeability layer (clay cap) not less than 1 foot thick, compacted to attain a hydraulic conductivity not more than  $1 \times 10^{-6}$  centimeters per second (cm/sec). While the evaluation of the existing clay cap was not included as a task in the RFP, based on our previous experience at Oyster Point and Sierra Point, it will be an important item for obtaining regulatory approval and for keeping surface water out of the refuse unit. It is our opinion that the clay cap should be evaluated in this phase; otherwise, a separate investigation phase will likely be required at a later time after regulatory review.

We will evaluate the presence and thickness of the existing clay cap through test pits. In addition, we will collect samples of the clay cap to conduct laboratory testing to determine the hydraulic conductivity of the soil. In the fee for this task, we have assumed that four laboratory permeability tests will be performed.

#### *Clay Cap Repair Plan*

If the landfill cover evaluation indicates the clay cap does not meet Title 27 CCR standards, Langan will prepare a clay cap repair plan with specifications and details for improving the clay cap, for review and approval by the applicable regulatory agencies as discussed further in Task 5.

#### Task 6. Public Outreach

Langan will provide a supporting role to Wilsey Ham and the team. We anticipate that Langan will assist in preparation of presentations and exhibits and attend public meetings, as needed.

Task 7, 8, and 9. 65%, 95%, and Final Design Documents

Langan will review the geotechnical and environmental aspects of plans prepared by others and assist in the preparation of specifications.

Task 10. Bid and Construction Support Services

Langan will assist in answering bidders' technical questions during the bid period, prepare addenda to our report, as needed, and review and consult with the design team during the bid review evaluation.

During construction, Langan will be on-site to perform construction observation of the environmental and geotechnical aspects of construction. We anticipate that this will include observation of the installation of shoring, improvement of the existing clay cap (if required), site grading, placement and/or compaction of soil/lightweight fill, and perimeter dust monitoring. In addition, we will review the geotechnical and environmental aspects of submittals, RFIs and contractors' requests for change orders.

We will prepare daily field reports to submit to the City regarding the progress of construction. In addition, we anticipate that closeout reports will be required for approval from SMCEHD and RWQCB, documenting the aspects of construction related to final closure of the landfill.

## Exhibit B

City of South San Francisco  
**Consulting Services for the Design of Harbor Master Road Spit**  
 Design Fee  
 6/28/2021 - LANGAN

Subconsultant Name: Langan		Principal		Senior Associate		Associate		Senior Project Manager		Senior Staff Engineer		Staff Engineer		Graphics and Word Processing		VEHICLE	SUB-	REIM-	TOTAL	TOTAL	TOTAL
Task	TASK DESCRIPTION	\$350	HRS	\$335	HRS	\$320	HRS	\$270	HRS	\$200	HRS	\$170	HRS	\$145	HRS	MATERIALS OTHER \$	CONSULTANT	BURSABLE EXPENSES	Sub LABOR \$	TOTAL ALL \$	LABOR HOURS
<b>3.</b>	<b>Develop Alternatives and Recommendations:</b>																				
	1 Compensatory Mitigation Coord w/City	0		0		0		0		0		0		0					0	0	0
	2 Interagency Meeting (1 max	0		1,340	4	0		0		0		685	4	0					2,025	2,025	8
	3 Landscape Schematic Master Plan	0		0		0		0		0		0		0					0	0	0
	4 Reimbursables	0		0		0		0		0		0		0					0	0	0
	Subtotal	0	0	1,340	4	0	0	0	0	0	0	685	4	0	0	0	0	0	2,025	2,025	8
<b>5</b>	<b>Environmental Permitting and Clearance</b>																				
	1 Development of Project Description	0		0		0		0		0		0		0					0	0	0
	2 Cultural/Historic Resources Summary Memx	0		0		0		0		0		0		0					0	0	0
	2 CEQA Technical Studies	0		0		0		0		0		0		0					0	0	0
	3 Compensatory Mitigation Strategy	0		0		0		0		0		0		0					0	0	0
	4 Administrative Draft EIR	0		0		0		0		0		0		0					0	0	0
	5 Screen Check and Public Review Draft EIF	0		0		0		0		0		0		0					0	0	0
	6 Final EIR and MMRP and Certification:	0		0		0		0		0		0		0					0	0	0
	7 Permitting (USACE, RWQCB, BCDC, SLC?)	1,750	5	0		6,400	20	2,700	10	4,000	20	0		1,450	10				16,300	16,300	65
	8 NOT USED	0		0		0		0		0		0		0					0	0	0
	9 Clay Cap Evaluation	700	2	2,010	6	0		2,970	11	600	3	2,720	16	1,450	10	700	10,000		10,450	21,150	48
	10 Analytical Testing and Prepare Cost Estimate	0		0		3,200	10	0		2,000	10	0		580	4		10,500		5,780	16,280	24
	11 Clay Cap Repair Plan	1,750	5	0		1,600	5	1,350	5	4,000	20	1,700	10	0					10,400	10,400	45
	12 Reimbursables	0		0		0		0		0		0		0					0	0	0
	Subtotal	4,200	12	2,010	6	11,200	35	7,020	26	10,600	53	4,420	26	3,480	24	700	20,500	0	42,930	64,130	182
<b>6</b>	<b>Public Outreach</b>																				
	1 Meet with City to Develop Outreach Strategy	0		0		0		0		0		0		0					0	0	0
	2 Prepare Presentations and Exhibit:	0		1,675	5	1,600	5	2,700	10	2,000	10	0		0					7,975	7,975	30
	3 Attend Public Outreach Meetings (4 max	0		0		0		0		0		0		0					0	0	0
	4 Post Meeting Project Updates (6 max	0		1,005	3	960	3	1,620	6	1,200	6	0		0					4,785	4,785	18
	5 One Public Workshop to Present Final Approved Project	0		0		0		0		0		0		0					0	0	0
	6 Meet with Live-In Boaters (if needed	0		0		0		0		0		0		0					0	0	0
	7 Reimbursables	0		0		0		0		0		0		0					0	0	0
	Subtotal	0	0	2,680	8	2,560	8	4,320	16	3,200	16	0	0	0	0	0	0	0	12,760	12,760	48
<b>7</b>	<b>65% Design</b>																				
	1 Develop 65% Grading Plans Addressing Comment:	0		670	2	320	1	1,350	5	1,000	5	1,700	10	0					5,040	5,040	23
	2 Prepare Title Sheet, Notes Sheet	0		0		0		0		0		0		0					0	0	0
	3 Develop 65% Structural Plans Addressing Comment	0		670	2	0		1,350	5	0		1,700	10	0					3,720	3,720	17
	4 Develop 65% Drainage Plans Addressing Comment:	0		0		0		0		0		0		0					0	0	0
	5 Develop 65% Typical Sections & Detail:	0		0		0		0		0		0		0					0	0	0
	6 Develop 65% Utility Relocation Plan	0		0		0		0		0		0		0					0	0	0
	7 Dev 65% Specs Incl Frnt End, Spec Provs, Tech Spec:	0		670	2	320	1	2,700	10	2,000	10	850	5	0					6,540	6,540	28
	8 Develop 65% Estimate & Bid Schedule	0		0		0		0		0		0		0					0	0	0
	9 Develop Erosn Contr Plan & Details	0		0		0		0		0		0		0					0	0	0
	10 Prep Responses to Tasks 4, 5, & 6 on Matrix	0		0		0		0		0		0		0					0	0	0
	11 Submit to City	0		0		0		0		0		0		0					0	0	0
	Subtotal	0	0	2,010	6	640	2	5,400	20	3,000	15	4,250	25	0	0	0	0	0	15,300	15,300	68
<b>8</b>	<b>Pre-Final 95% Design</b>																				
	1 Develop 95% Grading Plans Addressing Comment:	0		670	2	640	2	1,350	5	1,000	5	850	5	0					4,510	4,510	19
	2 Finalize Title Sheet, Notes Sheet	0		0		0		0		0		0		0					0	0	0
	3 Develop 95% Structural Plans Addressing Comment	0		670	2	0		1,350	5	0		850	5	0					2,870	2,870	12
	4 Develop 95% Drainage Plans Addressing Comment	0		0		0		0		0		0		0					0	0	0
	5 Develop 95% Typical Sections & Detail:	0		0		0		0		0		0		0					0	0	0
	6 Develop 95% Utility Relocation Plan	0		0		0		0		0		0		0					0	0	0
	7 Dev 95% Specs Frnt End, Spec Provs, Tech Spec:	0		0		0		810	3	600	3	0		0					1,410	1,410	6
	8 Develop 95% Estimate & Bid Schedule	0		0		0		0		0		0		0					0	0	0
	9 Develop Erosn Contr Plan & Details	0		0		0		0		0		0		0					0	0	0
	10 Prep Responses to 65% Comments on Matrix	0		0		0		0		0		0		0					0	0	0
	11 Structural Independent In-House QA/QC of 65% PS&E	0		0		0		0		0		0		0					0	0	0
	12 Submit to City for review	0		0		0		0		0		0		0					0	0	0
	13 Reimbursables	0		0		0		0		0		0		0					0	0	0
	Subtotal	0	0	1,340	4	640	2	3,510	13	1,600	8	1,700	10	0	0	0	0	0	8,790	8,790	37
<b>9</b>	<b>Final Bid Documents</b>																				
	1 Finalize 100% Plans Addressing Comment:	0		335	1	320	1	1,080	4	800	4	0		0					2,535	2,535	10
	2 Finalize 100% Specs Addressing Comment:	0		335	1	0		1,080	4	0		0		0					1,415	1,415	5
	3 Finalize 100% Estimate Addressing Comment:	0		0		0		0		0		0		0					0	0	0
	4 Prepare Responses to 95% Comments on Matrix	0		0		0		0		0		0		0					0	0	0
	5 Submit to City	0		0		0		0		0		0		0					0	0	0
	6 Reimbursables	0		0		0		0		0		0		0					0	0	0
	Subtotal	0	0	670	2	320	1	2,160	8	800	4	0	0	0	0	0	0	0	3,950	3,950	15
<b>GRAND TOTAL (Tasks 5 to 10)</b>		4,200	12	10,050	30	15,360	48	22,410	83	19,200	96	11,055	65	3,480	24	700	20,500	0	85,755	106,955	358

# SCHEDULE OF FEES AND CONDITIONS

Effective 1 July 2021

BILLING CATEGORY	HOURLY BILLING RATE
Technician - Level I	100
Technician - Level II	145
Technician - Level III	155
Staff Personnel - Level I	165
Staff Personnel - Level II	175
Staff Personnel - Level III	185
Senior Staff Personnel - Level I	195
Senior Staff Personnel - Level II	205
Senior Staff Personnel - Level III	215
Project Personnel - Level I	230
Project Personnel - Level II	240
Project Personnel - Level III	250
Senior Project Personnel - Level I	270
Senior Project Personnel - Level II	300
Associate/Senior Project Personnel - Level III	325
Senior Associate	340
Principal	350
Senior Principal	390

- Managing Principals are billed at \$440/Hour
- Senior Consultants are billed at \$365/Hour
- At any level, personnel may be engineers, geologists, hydrogeologists, landscape architects, regulatory specialists, scientists, planners, toxicologists, wetland specialists, etc.
- Litigation related services, including expert testimony, court appearances, depositions, etc. are billed at 1.5 times the above rates. The services will be billed at a minimum of 4 hours for up to one half day and a minimum of 8 hours for services over 4 hours.
- Langan reserves the right to make adjustments for individuals within these classifications as may be necessary by reason of promotion, and to increase our hourly billing rates due to annual salary increases.

## CONSULTANT EQUIPMENT RENTAL RATES

Automobiles, Vans, and Small Trucks (travel time plus time on site) \$25.00 per hour/\$195 per day. Nuclear Moisture-Density Gauge \$16.20 per hour

## COMPUTER SERVICES

Our in-house computer usage is billed on a time used basis at the following rates:

CADD, GIS and Terrain Modeling Programs  
Engineering Programs/Digitizing

**Rate per Hour**  
\$30  
\$25

## SURVEYING SERVICES

See survey-specific Schedule of Fees and Conditions

## SUBCONTRACTOR/SUBCONSULTANT COSTS

All subcontracted services including lab tests and analyses, borings, test pits, report reproduction, outside computer services, surveying, etc., will be billed at cost plus 15%.

10%

## REIMBURSABLE EXPENSES PROFESSIONAL LIABILITY AND RELATED INSURANCE

A surcharge of 4% will be added to the invoice total to cover the cost of Professional Liability Insurance and related costs of insurance.

## IN-HOUSE LABORATORY TESTS

Laboratory testing will be billed at unit rates depending on the type of test. A schedule of unit prices for standard laboratory tests will be furnished upon request. Engineering soil and/or rock samples will be stored for 90 days without charge and will be discarded, or returned to the client, unless otherwise requested by the client. Sample storage past 90 days will be billed at \$10.00 per box per month.

## HEALTH AND SAFETY AND OTHER SPECIAL FIELD EQUIPMENT

Special equipment such as nuclear densitometers, seismographs, load test equipment, surveying equipment, disposable protective equipment, and respirator cartridges will be billed on a daily rate. PID's and similar safety and/or monitoring equipment will be billed on daily, weekly or monthly rates. A rate schedule will be provided upon request.

## OTHER EXPENSES

All expenses incurred for special supplies, plan reproduction, long distance communications, travel and subsistence and other project related expenses will be billed at cost plus 10%. Car mileage is billed at current IRS rates. Sampling vans/Field Vehicles are billed at a daily rate of \$195.

## PREVAILING WAGE

If applicable, prevailing wage premium will be added to the rates stated above.

## TERMS

Invoices are payable within 30 days. Service charge of 1.5% /mo. will be imposed on all bills not paid w/in 30 days. If a bill remains unpaid after 60 days, we will discontinue our work until payments are received to bring your account current. We reserve the right to terminate an account without notice for non-payment.



## **ATTACHMENT E**

### **SCOPE OF WORK – STRUCTURES (BIGGS CARDOSA ASSOCIATES)**

- Dock Mitigation Design for interim site grading through 100% PS&E

#### **PHASE 1: PRELIMINARY DESIGN**

Only Phase 1 is included in the baseline scope of services for the wall.

##### **Task 1. Project Management and Coordination**

This task will include project management activities, including day-to-day administration, progress meetings, and technical reviews.

- Attend project kickoff meeting and site visit (Total 1 assumed)
- Attend progress meetings with City (Total 3 assumed at 35%, 65% and 95%)
- Attend project coordination meetings with Design Team (Total 4 assumed at 15%, 35%, 65% and 95%)
- Attend design review meetings (Total 3 assumed at 35%, 65% and 95%)
- Monitor BCA progress of individual tasks and coordinate completion of work products.
- Monitor BCA task budgets and project schedule.
- Prepare monthly progress and cost summaries reports and invoices.

##### **Task 4. Preliminary Design (35% PS&E)**

For the interim site grading condition, prepare Preliminary Dock Mitigation Design for the City and other stakeholders to review and use for environmental clearance purposes. This task is to include the following:

- Conduct site visit and structural assessment of each existing dock bridge structure (spanning between the shore and floating dock) to verify suitability of structure for modification and reuse during the interim site grading phase.
- Prepare the preliminary structural design to include 35% plans, specifications, and Engineer's Estimate of Probable Construction Costs for dock mitigation at two locations.

#### **PHASE 2: FINAL DESIGN**

The Phase 2 scope of work described herein is for work related to Dock Mitigation Design to accommodate interim site grading.

The Phase 2 scope of services and fee for the wall design is not included herein. The scope and fee for the wall design will be refined and resubmitted separately based on wall design development during Phase 1 to ensure key constraints, issues and design elements are accurately reflected.

##### **Task 5. Environmental Permitting and Clearance**

No tasks are identified for BCA during this task.

The 35% structural PS&E will be used as the design basis for the Environmental Team.

##### **Task 7. 65% Design**

Prepare 65% Dock Mitigation Design Contract Documents for City and Stakeholders' review to include the following:

- Address and resolve all concerns, issues, and comments on the Preliminary Structural Design including those identified during the Environmental Clearance Process.
- Update structural design based on issues identified in the Preliminary Design.
- Prepare structural 65% plans, technical specifications, and Engineer's Estimate of Probable Construction Costs.

#### **Task 8. Pre-Final 95% Design**

- Address and resolve all concerns, issues, and comments on the 65% Dock Mitigation Structural Design.
- Conduct an internal check review of the structural plans, specifications, estimate and review of structural calculations concurrent with review of the 65% Submittal by the City and other agencies. The purpose of this review is to provide independent review of the specific project details by professionals who were not closely involved in the design, and to review the constructability, cost-effectiveness and completeness of design features relative to the normal standard of professional care.
- Update structural design based on issues identified in the 65% Design.
- Prepare 95% Bid Documents to include structure plans, technical specifications, and Engineer's Estimate of Probable Construction Costs.

#### **Task 9. Final Bid Documents**

- Address and Incorporate any 95% Dock Mitigation Design Structural Submittal Comments.
- Prepare and submit one set of structural Final Bid Documents
- Submit one set of full-size stamped and signed final structural drawings along with structural technical specifications
- Submit one copy of final structural quantity calculations and structural Engineer's Estimate of Probable Construction Costs
- Submit digital files (AutoCAD, MS Word, MS Excel, etc.) for the project.

### **PHASE 3: BID AND CONSTRUCTION SUPPORT**

Not included in Final Design Scope of Services.

Bid and Construction Support Services will be negotiated separately at a later date.

### **ASSUMPTIONS**

- PS&E Submittals will be provided at 35%, 65%, 90% and 100% completion levels. Agency reviews are limited to one round of comments consolidated to one set of redline plan, specification and estimate redline comments per agency. Project Reports will be limited to one draft and one final version of each report.
- For planning and budgeting purposes the dock mitigation assumes the existing docks and foundations are in suitable condition for reuse during the interim site grading phase of the project until construction of the final site retaining wall. Existing foundations will be modified and reused where feasible.
- Access and ADA issues associated with Dock Mitigation Design will be provided by others.

City of South San Francisco  
**Consulting Services for the Design of Harbor Master Road Spit**  
 Design Fee  
 11/16/2021

**FILL IN CORRECT POSITION TITLE AND CORRECT HOURLY RATES**

Subconsultant Name: Biggs Cardosa		Principal	Associate	Engineering Manager	Senior Engineer	Project Engineer	Staff Engineer	Assistant Engineer	Senior CAD Drafter	Admin Services	Position 10	VEHICLE MATERIALS	SUB-CONSULTANTS	REIM-BURSABLE EXPENSES	TOTAL Sub LABOR \$	TOTAL ALL \$	TOTAL LABOR HOURS
Task	TASK DESCRIPTION	\$200 HRS	\$220 HRS	\$200 HRS	\$170 HRS	\$164 HRS	\$150 HRS	\$138 HRS	\$144 HRS	\$104 HRS	\$11 HRS	OTHER \$					
<b>1.</b>	<b>Project Management and Coordination</b>																
2	Project Coordination - Tasks 4-9	1,120 4	5,472 24	0	4,272 24	0	0	0	0	1,248 12	0				12,112	12,112	64
3	Quality Control Reviews - Work Completed	0	0	0	0	0	0	0	0	0	0				0	0	0
4	Develop & Monitor Schedule, Monitor Budget	0	0	0	0	0	0	0	0	0	0				0	0	0
5	Sub-consultant Coordination & Meetings	280 1	2,052 9	0	1,602 9	0	0	0	0	0	0				3,934	3,934	19
6	Meetings & Coordination with City of SSF - Tasks 4-9	0	1,368 6	0	1,068 6	0	0	0	0	0	0				2,436	2,436	12
7	Mtg's & Coord w/ Agencies & Stakeholders - Tasks 4-	0	0	0	0	0	0	0	0	0	0				0	0	0
8	4 Dsgn rev mtgs w/ City; 35%, 65%, 95%	0	1,824 8	0	1,424 8	0	0	0	0	0	0				3,248	3,248	12
9	Reimbursibles	0	0	0	0	0	0	0	0	0	0			300	0	300	0
	Subtotal	1,400 5	10,716 47	0 0	8,366 47	0 0	0 0	0 0	0 0	1,248 12	0 0	0	0	300	21,730	22,030	107
<b>4.</b>	<b>Preliminary Design (35% Plans)</b>																
1	Finalize tech memo & design criteria based on Alt Eval.	0	684 3	0	1,068 6	0	600 4	0	144 1	104 1	0				2,600	2,600	15
2	Structural Assessment & Develop 35% Grading Plans	560 2	456 2	0	2,136 12	0	1,800 12	0	0	0	0				4,952	4,952	0
3	Prepare Title Sheet and General Notes Sheet	0	0	0	0	0	0	0	0	0	0				0	0	0
4	Develop 35% Structural Plans	0	2,280 10	0	5,696 32	0	2,400 16	0	2,304 16	0	0				12,680	12,680	108
5	Develop 35% Drainage Plans	0	0	0	0	0	0	0	0	0	0				0	0	0
6	Develop 35% corrosion monitoring and cathodic protection plans and specification	0	0	0	0	0	0	0	0	0	0				0	0	0
7	Develop 35% Typical Sections	0	0	0	0	0	0	0	0	0	0				0	0	0
8	Prepare cross sections of fill	0	0	0	0	0	0	0	0	0	0				0	0	0
9	Develop 35% Utility Relocation, or Abandmnt Plan	0	0	0	0	0	0	0	0	0	0				0	0	0
10	Perform earthwork estimate	0	0	0	0	0	0	0	0	0	0				0	0	0
11	Develop 35% specification outline	0	228 1	0	356 2	0	0	0	0	104 1	0				688	688	4
12	Develop 35% Constr Cost Estimate	0	228 1	0	534 3	0	900 6	0	0	0	0				1,662	1,662	20
13	Prepare schedule of permitting activities	0	0	0	0	0	0	0	0	0	0				0	0	0
14	Reimbursibles	0	0	0	0	0	0	0	0	0	0			200	0	200	0
	Subtotal	560 2	3,876 17	0 0	9,790 55	0 0	5,700 38	0 0	2,448 17	208 2	0 0	0	0	200	22,582	22,782	147
<b>7</b>	<b>65% Design</b>																
1	Develop 65% Grading Plans Addressing Comments	0	0	0	0	0	0	0	0	0	0				0	0	0
2	Prepare Title Sheet, Notes Sheet	0	0	0	0	0	0	0	0	0	0				0	0	0
3	Develop 65% Structural Plans Addressing Comments	280 1	1,824 8	0	4,272 24	0	2,400 16	0	2,304 16	208 2	0				11,288	11,288	67
4	Develop 65% Drainage Plans Addressing Comments	0	0	0	0	0	0	0	0	0	0				0	0	0
5	Develop 65% Typical Sections & Details	0	0	0	0	0	0	0	0	0	0				0	0	0
6	Develop 65% Utility Relocation Plan	0	0	0	0	0	0	0	0	0	0				0	0	0
7	Dev 65% Specs Incl Frnt End, Spec Provs, Tech Specs	280 1	456 2	0	1,424 8	0	0	0	0	208 2	0				2,368	2,368	13
8	Develop 65% Estimate & Did Schedule	0	456 2	0	712 4	0	1,200 8	0	0	0	0				2,368	2,368	14
9	Develop Erosn Contr Plan & Details	0	0	0	0	0	0	0	0	0	0				0	0	0
10	Prep Responses to Tasks 4, 5, & 6 on Matrix	0	0	0	0	0	0	0	0	0	0				0	0	0
11	Submit to City	0	0	0	0	0	0	0	0	0	0				0	0	0
13	Reimbursibles	0	0	0	0	0	0	0	0	0	0			160	0	160	0
	Subtotal	560 2	3,420 12	0 0	6,942 36	0 0	3,600 24	0 0	2,304 16	416 4	0 0	0	0	160	16,024	16,184	100
<b>8</b>	<b>Pre-Final 95% Design</b>																
1	Develop 95% Grading Plans Addressing Comments	0	0	0	0	0	0	0	0	0	0				0	0	0
2	Finalize Title Sheet, Notes Sheet	0	0	0	0	0	0	0	0	0	0				0	0	0
3	Develop 95% Structural Plans Addressing Comments	0	456 2	0	2,136 12	0	1,200 8	0	1,152 8	104 1	0				5,048	5,048	31
4	Develop 95% Drainage Plans Addressing Comments	0	0	0	0	0	0	0	0	0	0				0	0	0
5	Develop 95% Typical Sections & Details	0	0	0	0	0	0	0	0	0	0				0	0	0
6	Develop 95% Utility Relocation Plan	0	0	0	0	0	0	0	0	0	0				0	0	0
7	Dev 95% Specs Frnt End, Spec Provs, Tech Specs	0	228 1	0	356 2	0	0	0	0	104 1	0				688	688	4
8	Develop 95% Estimate & Did Schedule	0	228 1	0	356 2	0	300 2	0	0	0	0				884	884	5
9	Develop Erosn Contr Plan & Details	0	0	0	0	0	0	0	0	0	0				0	0	0
10	Prep Responses to 65% Comments on Matrix	0	0	0	0	0	0	0	0	0	0				0	0	0
11	Structural Independent In-House QA/QC of 65% PS&E	1,120 4	0	0	1,424 8	0	0	1,656 12	0	0	0				4,200	4,200	24
12	Submit to City for review	0	0	0	0	0	0	0	0	0	0				0	0	0
13	Reimbursibles	0	0	0	0	0	0	0	0	0	0			80	0	80	1,200
	Subtotal	1,120 4	912 4	0 0	4,272 24	0 0	1,500 10	1,656 12	1,152 8	208 2	0 0	0	0	80	10,820	10,900	1,264
<b>9</b>	<b>Final Bid Documents</b>																
1	Finalize 100% Plans Addressing Comments	0	228 1	0	356 2	0	300 2	0	288 2	0	0				1,172	1,172	7
2	Finalize 100% Specs Addressing Comments	0	228 1	0	178 1	0	0	0	0	104 1	0				510	510	3
3	Finalize 100% Estimate Addressing Comments	0	228 1	0	178 1	0	150 1	0	0	0	0				556	556	3
4	Prepare Responses to 95% Comments on Matrix	0	0	0	0	0	0	0	0	0	0				0	0	0
5	Submit to City	0	0	0	0	0	0	0	0	0	0				0	0	0
6	Reimbursibles	0	0	0	0	0	0	0	0	0	0			50	0	50	0
	Subtotal	0 0	684 3	0 0	712 4	0 0	450 3	0 0	288 2	104 1	0 0	0	0	50	2,238	2,288	13
<b>GRAND TOTAL</b>		<b>3,321 11</b>	<b>17,080 71</b>	<b>0 0</b>	<b>23,140 130</b>	<b>0 0</b>	<b>7,650 51</b>	<b>1,656 12</b>	<b>3,888 27</b>	<b>1,768 17</b>	<b>0 0</b>	<b>0</b>	<b>29</b>	<b>790</b>	<b>57,370</b>	<b>74,184</b>	<b>1,384</b>

**BIGGS CARDOSA  
ASSOCIATES INC**  
STRUCTURAL ENGINEERS

865 The Alameda  
San Jose, CA 95126-3133  
Telephone 408.296.5515

**CHARGE RATE SCHEDULE**

Senior Principal	\$290.00
Principal	\$250.00
Associate	\$230.00
Engineering Manager	\$200.00
Senior Engineer	\$180.00
Project Engineer	\$165.00
Staff Engineer	\$152.00
Assistant Engineer	\$140.00
Junior Engineer	\$128.00
Senior Computer Drafter	\$145.00
Computer Drafter	\$128.00
Junior Computer Drafter	\$115.00
BIM/Visualization Specialist	\$145.00
Project Administrator	\$165.00
Project Coordinator	\$135.00
Secretarial Administrative Services	\$104.00
Construction Manager	\$240.00
Senior Structural Representative	\$210.00
Structural Representative	\$187.00
Assistant Structures Representative	\$150.00
Senior Bridge Inspector	\$187.00
Subconsultants	Cost Plus 10%
Expenses	Cost Plus <del>15%</del> 10%
In-House CADD Plots	
Prints	\$0.32/ sq. ft.
Plots	\$1.60/ sq. ft.
Mylar Plots	\$3.20/ sq. ft.

Charge Rates Applicable October 1, 2021 thru September 30, 2022





November 16<sup>th</sup>, 2021

Eric Cohen, Managing Engineer  
Wilsey Ham  
3130 La Selva Street, Suite 100  
San Mateo, CA 94403

**Proposal – Landscape Architectural Services for the Renovation of Oyster Point Harbor Master’s Spit**

Eric,

Please find following a Scope of Work and Fee to provide Landscape Architectural Services for the renovation of the Oyster Point Harbor Master’s Spit at Oyster Point Marina in South San Francisco, CA.

Regards,



A handwritten signature in black ink, appearing to read "Matthew S. Gaber".

Matthew S. Gaber  
Principal  
RLA #3740 CA

## Project Understanding

Wilsey Ham (Client) will lead the design process for the renovation of the Harbor Master's Spit at Oyster Point Marina (Project) as shown on the Limit of Work in this scope of work. The Project is located at 95 Harbor Master Rd, Unit 1, South San Francisco, CA 94080. Client has requested NCE to provide landscape architectural plans and specifications to support the Project. Based on the drawings named Oyster Point Phase II Harbor Master Spit Conceptual Grading Plans dated 6.10.2021 prepared by Client, NCE understands the scale, scope, goals and features for the Project to be as follows:

- The City of South San Francisco (City) seeks to repair settlement around the existing Harbor Master's Office and within the Spit at the Oyster Point Marina by adding fill to raise the elevation of site approximately 5 feet above existing grade.
- The City has directed the Client that the landscape improvements will be temporary until funding is available to construct permanent improvements.
- The fill placed along the shoreline shall be planted with native plants to match plantings at the adjacent Oyster Point Marina Phase IIC project.
- NCE to provide permitting support with graphic illustrations/ renderings of the proposed project.
- Permits, applications and coordination with agencies (Water Board, State Lands Commission) will be obtained and processed by other members of the design team.
- New pedestrian pavements, paths and furnishings shall be designed to be ADA compliant.
- NCE to create planting plans for stormwater treatment basins, the sizing and detailing of the basins will be by others.
- NCE shall coordinate with other disciplines to avoid conflicts with existing/proposed utilities, and proposed landscape features.
- Landscape site features, pavements, irrigation, and plantings shall be designed per the City's and State of California standards and regulations.

## Client Responsibilities

NCE has assumed that the Client will be able to provide the following to the extent available:

- Information regarding utilities (i.e., water, sanitary sewer, electrical, and storm drain), parcel boundary, right-of-way, and property limits, easements, tree locations, site furnishings, and existing construction as available.
- Project requirements, including design objectives, budget, schedule, site constraints, and design standards.
- Electronic files of Client's cover sheet template, site plan, architectural, structural, and civil plans.
- Geotechnical reports
- Review at the various stages of project delivery and completion phases.

## Scope of Work

### Task 1 - Project Management and Coordination

#### Task 1.1 - Project Coordination and Management

NCE's Project Manager will serve as the Client's single point of contact and will have primary responsibility for managing and coordinating the efforts of the NCE Project team. Management tasks include monthly invoicing, filing, scheduling, subconsultant invoicing, and general project administration.

#### Task 1.2 - Quality Assurance and Control

NCE has allocated time within the scope for the review of the 90% and 100% Design drawings by NCE's internal quality assurance and control team to insure coordination with other subconsultants, adherence to codes, construction standards, agency requirements, and the City's design criteria.

#### Task 1.3 - Develop and Monitor Schedule and Budget

NCE's project manager will coordinate with the Client's project manager to create a project schedule, establish milestones, and monitor the budget, providing the Client with monthly updates on the project budget.

#### Task 1.4 - Sub Consultant Coordination

NCE will coordinate its work with other subconsultants and NCE's subconsultants to prevent conflicts between each disciplines work. NCE will coordinate the location and detailing of landscape site improvements to identify potential conflicts.

#### Task 1.5 - Meetings and Coordination with the City

NCE anticipates monthly virtual (Zoom or Microsoft Teams) coordination meetings with the Project team and the City. The NCE Team will also participate in a project kick-off meeting with the Client to review the scope of work, establish lines of communications and schedules, refine the project program, and review the City's operational criteria.

#### Task 1.6 - Agency and Stakeholder Coordination

NCE anticipates one virtual pre-application and one design review meeting with the BCDC. Scope does not include time for BCDC design review or commission meetings or coordination with other agencies such as the State Lands Commission or the San Francisco Bay Regional Water Quality Control Board.

## **Task 1.7 - Design Review Meetings with City**

NCE has included time for two virtual meeting at schematic design and one meeting each at the 65% and 95% P,S & E. and two site visits with the City and Project team.

## **Task 4 - Schematic Design**

### **Task 4A – Data Gathering and Site Investigations**

NCE will review relevant available data and records from the Client, public and private utility providers, and other sources that may be appropriate to support the preparation of project contract documents. These may include, but are not limited to, drainage structure inventory maps, aerial photographs of the site as-built street improvement and infrastructure plans including any preliminary plans for future work that may conflict with this project. The gathered information will be compiled and included in the base map used for design.

### **Task 4B - Schematic Landscape Master Plan**

Based on the data gathered during Task 4A, NCE will prepare a Schematic Landscape Master Plan depicting the schematic layout of the Project's landscaped areas, including descriptions and images of the features and materials.

#### **Deliverables:**

- One reproducible copy of the Schematic Landscape Plan

### **Task 4C - Review Schematic Landscape Master Plan with the City**

NCE will present the Schematic Landscape Master Plan to the City's staff and document the City's comments and preferences.

### **Task 4D - Revise Schematic Landscape Master Plan per City Comments**

Based on the comments and preferences of the City received during Task 4C, NCE will revise the Schematic Landscape Master Plan. The Schematic Landscape Master Plan will be used during agency coordination, permitting and public outreach.

### **Task 4.1 - 35% Design (Design Development)**

Upon the Client's authorization to commence Design Development, NCE will prepare Plans, Specifications and Construction Cost Estimates (P,S &E) for the Project that will indicate the relative location, surface elevations, types and extent of pedestrian pavements, site furnishings, railings, plantings, materials, and finishes, planting palette, drainage, irrigation, and lighting approach. Drawings will be drafted in digital format using AutoCAD 2022 and printed at 1" = 10'-0". NCE anticipates preparing the following drawings:



- Landscape Layout and Materials Plan
- Grading Plan
- Planting Plan and Plant Palette
- Landscape Details
- Irrigation Plan

It is assumed that the Client will require a 10-day review/comment period once the 35% PS&E package is submitted.

#### **Deliverables:**

- One reproducible copy of 35% plans technical specifications, and construction cost estimate

#### ***Task 5.8 - Environmental Permitting and Clearance***

NCE will provide permitting support to the Client with the BCDC (Bay Conservation and Development Commission). Client will be responsible for completing a permit application, agency outreach and coordination. NCE to assist the Client with the preparation of exhibits, providing narrative descriptions of the landscape improvements and estimating landscape quantities.

#### **Task 6 - Public Outreach**

NCE will support Client with Public Outreach by preparing an illustrative plan and sections/visualizations similar to the Schematic Landscape Master Plan. Drawings will be rendered in color, include imagery of the proposed improvements with narrative descriptions of the proposed improvements.

#### **Deliverables:**

- One reproducible copy of the illustrative plan and sections/visualizations

#### **Task 7 - 65% Design**

The 35% plans will be revised to incorporate comments received from the Client. NCE will meet with the Client to review these comments, from which the 65% PS&E will be prepared. NCE will provide a response to each comment on a table provided by the Client. The 65% PS&E will include additional design information and details typically expected at this stage of completion including grading and drainage, types and extent of pedestrian pavements, site furnishings, railings, plantings, materials, and finishes, planting palette, irrigation equipment, and prototypical landscape details.

The technical specifications related to landscape will be prepared in MS Word format and will follow the Client's formatting conventions. The technical specifications will reference the City's standard provisions and will be in Construction Specification Institute (CSI) format.

It is assumed that the Client will require a 10-day review/comment period once the 65% PS&E package is submitted.

**Deliverables:**

- One reproducible copy of 65% plans, technical specifications, and construction cost estimate

**Task 8 - Pre-Final 95% Design**

The 65% PS&E will be revised to incorporate comments received from the Client. NCE will again meet with the Client to review these comments, from which the final (95%) PS&E will be prepared. NCE will provide a response to each comment on a table provided by the Client. The (95%) PS&E will include the notes and details necessary for construction. One reproducible copy of the (95%) PS&E will then be packaged and submitted similar to the 65% PS&E unless directed otherwise. It is assumed that the Client will require a 10-day review/comment period after the 95% Design drawings are submitted.

**Deliverables:**

- One reproducible copy of 95% plans, technical specifications, and construction cost estimate

**Task 9 - Final Bid Documents**

The 95% PS&E will be revised to incorporate comments received from the Client. NCE will again meet with the Client to review these comments, from which the Final Bid Documents (100%) PS&E will be prepared. NCE will provide a response to each comment on a table provided by the Client. The final (100%) PS&E will include the notes and details necessary for construction. One reproducible copy of the final (100%) PS&E will then be packaged and submitted similar to the 95% PS&E unless directed otherwise. It is assumed that the Client will require a 10-day review/comment period once the final (100%) PS&E package is submitted.

Upon receipt of the Client's final review comments, the project documents will be finalized for bidding purposes.

A final quantity calculation will be tabulated, and this will be entered into the final cost estimate for the Project. The final documents will be reviewed, stamped, and signed by NCE's registered landscape architect and the final PS&E will be delivered to the Client in both hard copy and electronic formats.

**Deliverables:**

- One wet-signed and one electronic file of the final plans, technical specifications, and engineer's estimate. The electronic files for the final construction plans, specifications,

and engineer's estimate will be in AutoCAD 2022, Microsoft Word, and Microsoft Excel, respectively

## Exclusions

The Scope of Work does not include the following:

- Presentations to any commissions, agencies, boards, or citizens groups not identified in the above Scope of Work
- Construction plans for any required electrical engineering and/or site lighting circuitry
- Topographic surveys
- Structural engineering
- Geotechnical investigations, engineering, or reports

## Fee Estimate

NCE will provide the defined scope of work for a not to exceed fee of \$98,050 on a time and materials basis, in accordance with the attached schedule of charges. Further cost detail is provided in the attached fee estimate.

## LIMIT OF WORK

The following exhibit depicts the Limit of Work for Landscape Architectural services for the Project.

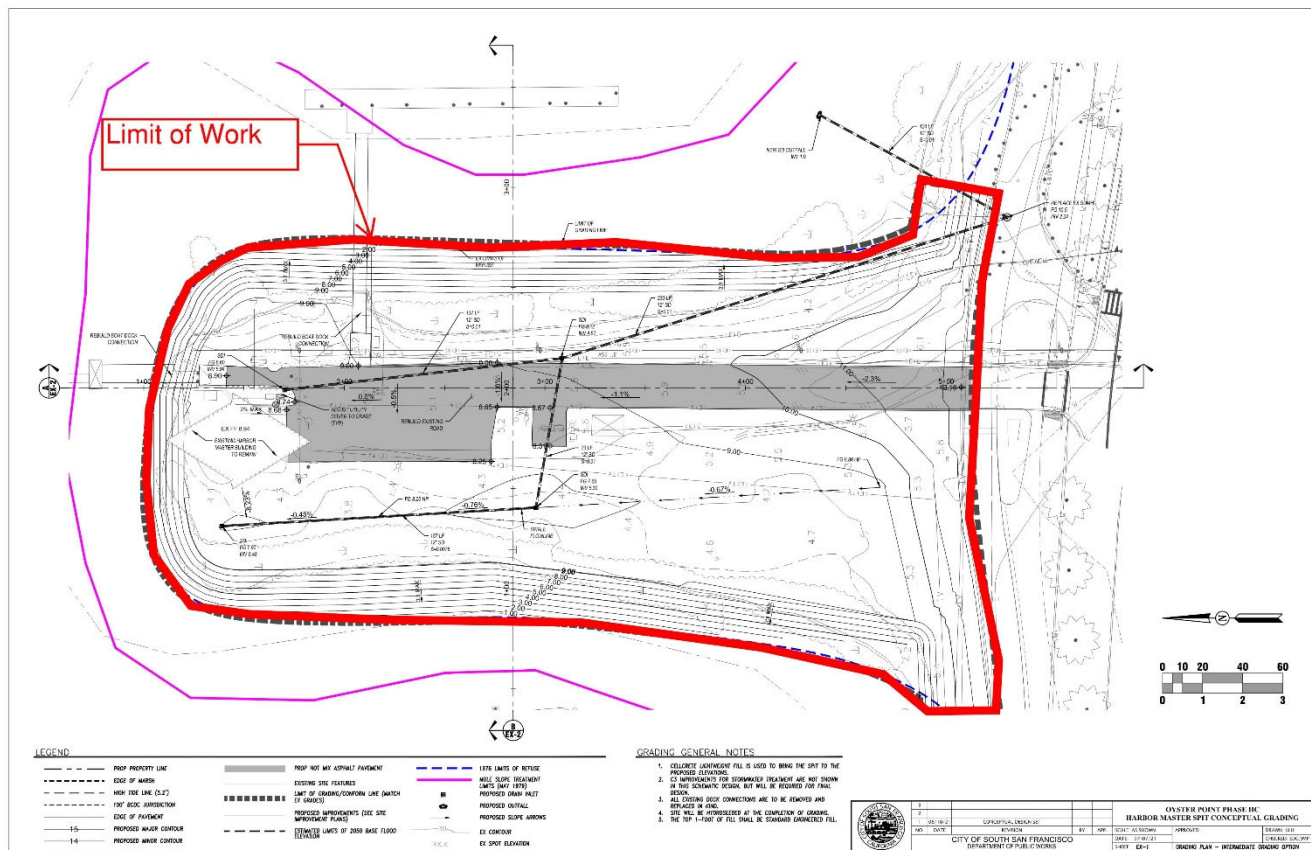


Exhibit B  
City of South San Francisco  
**Consulting Services for the Design of Harbor Master Road Spit**  
Design Fee  
11/16/2021

			Principal 1		Principal QA/QC 2		Senior LA 3		Staff LA 4		CAD TECH 5		CLERICAL 6		Position 7		Position 16		REIM- BURSABLE	TOTAL	TOTAL	TOTAL
Task	TASK DESCRIPTION		1	HRS	2	HRS	3	HRS	4	HRS	5	HRS	6	HRS	7	HRS	16	HRS	EXPENSES	LABOR \$	ALL \$	LABOR HOURS
1	Project Management and Coordination		\$270		\$270		\$185		\$145		\$120		\$90		\$173							
1	Project Coordination - Tasks 4-9		1,620	6	0		0		0		0		960	8	0		0			2,580	2,580	14
2	Quality Control Reviews - Design		0		2,160	8			0		0		0		0		0			2,160	2,160	8
3	Develop & Monitor Schedule, Monitor Budget		1,080	4			0		0		0		0		0		0			1,080	1,080	4
4	Sub-consultant Coordination & Meetings		1,080	4	0		0		0		0		0		0		0			1,080	1,080	4
5	Meetings & Coordination with City of SSF - Tasks 4-9		2,160	8			0		0		0		0		0		0			2,160	2,160	8
6	Mtn'g's & Coord w/ Agencies & Stakeholders - Tasks 4-9		2,160	8			0		0		0		0		0		0			2,160	2,160	8
7	4 Dsgn rev mtgs w/ City; 35%, 65%, 95% & Final		2,160	8			0		0		0		0		0		0			2,160	2,160	8
8	Reimbursables		0	0	0		0		0		0		0		0		0			0	0	0
Subtotal			10,260	38	2,160	8		0	0	0	0	0	960	8	0	0	0	0	0	13,380	13,380	54
4	Schematic Design																					
A	Data Gathering & Site Investigations		1,080	4	0		740	4	0	0	0	0	0		0		0			1,820	1,820	8
B	Prepare Schematic Landscape Master Plan		1,080	4	0		1,480	8	0	0	0	0	0		0		0			2,560	2,560	12
C	Review Schematic Landscape Master Plan w/ City of SSF		1,080	4	0		740	4	0	0	0	0	0		0		0			1,820	1,820	8
D	Revise Schematic Landscape Master Plan per City Comments		1,080	4	0		1,480	8	0	0	0	0	0		0		0			2,560	2,560	12
Subtotal			4,320	16	0	0	4,440	24	0	0	0	0	960	8	0	0	0	0	0	8,760	8,760	122
4	35% Plans (Design Development)																					
1	Develop 35% Layout Plan		2,160	8	0		0		2,320	16	0	0	0		0		0			4,480	4,480	24
2	Develop 35% Grading Plan		2,160	8	0		0		2,320	16	0	0	0		0		0			4,480	4,480	24
3	Develop 35% Details		2,160	8	0		0		2,320	16	0	0	0		0		0			4,480	4,480	24
4	Develop 35% Planting Plan		2,160	8	0		0		2,320	16	0	0	0		0		0			4,480	4,480	24
5	Reimbursables		270	1	0		0		0		0	0	0		0		0			270	270	1
Subtotal			8,910	33	0	0	0	0	9,280	64	0	0	960	8	0	0	0	0	0	18,190	18,190	97
5	Environmental Permitting and Clearance																					
1	Development of Project Description		0		0		0		0		0	0	0		0		0			0	0	0
2	Cultural/Historic Resources Summary Memo		0		0		0		0		0	0	0		0		0			0	0	0
3	CEQA Technical Studies		0		0		0		0		0	0	0		0		0			0	0	0
4	Compensatory Mitigation Strategy		0		0		0		0		0	0	0		0		0			0	0	0
5	Administrative Draft MND		0		0		0		0		0	0	0		0		0			0	0	0
6	Screen Check and Public Review Draft MND		0		0		0		0		0	0	0		0		0			0	0	0
7	Final MND and MMRP and Certifications		0		0		0		0		0	0	0		0		0			0	0	0
8	Permitting Support BCDC, SLC		4,320	16	0		0		2,320	16	0	0	0		0		0			6,640	6,640	32
9	Clay Cap Evaluation (Task not included in RFP)		0		0		0		0		0	0	0		0		0			0	0	0
10	Analytical Testing and Prepare Cost Estimate (Task not included in RFP)		0		0		0		0		0	0	0		0		0			0	0	0
11	Clay Cap Repair Plan (If Required based on Task 9 results)		0		0		0		0		0	0	0		0		0			0	0	0
12	Reimbursables		200		0		0		0		0	0	0		0		0			200	200	0
Subtotal			4,520	16	0	0	0	0	2,320	16	0	0	0	0	0	0	0	0	0	6,840	6,840	32
6	Public Outreach																					
1	Meet with City to Develop Outreach Strategy		0		0		0		0		0	0	0		0		0			0	0	0
2	Prepare Presentations and Exhibits		1,080	4	0		0		2,320	16	0	0	0		0		0			3,400	3,400	20
3	Attend Public Outreach Meetings (4 max)		0		0		0		0		0	0	0		0		0			0	0	0
4	Post Meeting Project Updates (6 max)		0		0		0		0		0	0	0		0		0			0	0	0
5	One Public Workshop to Present Final Approved Project		0		0		0		0		0	0	0		0		0			0	0	0
6	Meet with Live-In Boaters (if needed)		0		0		0		0		0	0	0		0		0			0	0	0
7	Reimbursables		200		0		0		0		0	0	0		0		0			200	200	0
Subtotal			1,280	4	0	0	0	0	2,320	16	0	0	0	0	0	0	0	0	0	3,600	3,600	20
7	65% Design																					
1	Develop 65% Grading Plans		540	2	0		0		1,160	8	0	0	0		0		0			1,700	1,700	10
3	Develop 65% Layout Plans		1,080	4	0		0		1,160	8	0	0	0		0		0			2,240	2,240	12
4	Develop 65% Planting Plans		1,080	4	0		0		1,160	8	0	0	0		0		0			2,240	2,240	12
6	Develop 65% Details		1,080	4	0		0		1,160	8	0	0	0		0		0			2,240	2,240	12
10	Develop 65% Irrigation Plans		1,080	4	0		0		0		0	0	0		0		0		2,500	1,080	3,580	4
11	Develop 65% Specification Outline		1,080	4	0		0		1,160	8	0	0	0		0		0			2,240	2,240	12
12	Develop 65% Constr Cost Estimate		540	2	0		0		1,160	8	0	0	0		0		0			1,700	1,700	10
Subtotal			6,480	24	0	0	0	0	6,960	48	0	0	0	0	0	0	0	0	2,500	13,440	15,940	72
8	Pre-Final 95% Design																					
1	Develop 95% Grading Plans		2,160	8	0		0		2,320	16	0	0	0		0		0			4,480	4,480	24
4	Develop 95% Layout Plans		540	2	0		0		2,320	16	0	0	0		0		0			2,860	2,860	18
5	Develop 95% Planting Plans		540	2	0		0		2,320	16	0	0	0		0		0			2,860	2,860	18
6	Develop 95% Details		540	2	0		0		1,160	8	0	0	0		0		0			1,700	1,700	10
7	Develop 95% Irrigation Plans		0		0		0		0		0	0	0		0		0		2,500	0	2,500	0
8	Develop 95% Specification Outline		540	2	0		0		0		0	0	0		0		0		0	540	540	2
9	Develop 95% Constr Cost Estimate		540	2	0		0		0		0	0	0		0		0			540	540	2
10	Prep Responses to 65% Comments		540	2	0		0		0		0	0	0		0		0			540	540	2
12	Submit to City for review		540	2	0		0		0		0	0	0		0		0			540	540	2
13	Reimbursables		200		0		0		0		0	0	0		0		0			200	200	0
Subtotal			6,140	22	0	0	0	0	8,120	56	0	0	0	0	0	0	0	0	2,500	14,260	16,760	78
9	Final Bid Documents																					
1	Finalize 100% Plans		540	2	0		0		6,480	24	0	0	0		0		0			7,020	7,020	26
2	Finalize 100% Specs		540	2	0		0		1,080	4	0	0	0		0		0			1,620	1,620	6
3	Finalize 100% Estimate		540	2	0		0		2,160	8	0	0	0		0		0			2,700	2,700	10
4	Prepare Responses to 95% Comments on Matrix		540	2	0		0		1,080	4	0	0	0		0		0			1,620	1,620	6
5	Submit to City		540	2	0		0		1,080	4	0	0	0		0		0			1,620	1,620	6
6	Reimbursables		200		0		0		0		0	0	0		0		0			200	200	0
Subtotal			2,900	10	0	0	0	0	11,880	44	0	0	0	0	0	0	0	0	0	14,780	14,780	54
Grand Total Tasks 1, 4 - 9			40,490	163	2,160	8	0	0	40,880	244	0	0	1,920	24	0	0	0	0	5,000	93,250	98,050	529



## SCHEDULE OF CHARGES 2021

### PROFESSIONAL SERVICES

Principal.....	\$270/hour
Associate .....	\$215/hour
Senior .....	\$185/hour
Project.....	\$165/hour
Staff.....	\$145/hour

### TECHNICAL SERVICES

Senior Construction Manager*.....	\$145/(\$170-PW)/hour
Senior Designer .....	\$155/hour
CADD Designer .....	\$135/hour
Senior Technician* .....	\$125/(\$150-PW)/hour
Construction Inspector* .....	\$130/(\$155-PW)/hour
CAD Technician .....	\$120/hour
Senior Field Scientist .....	\$125/hour
Field Scientist .....	\$100/hour
Project Administrator .....	\$110/hour
Field/Engineering Technician* .....	\$100/(\$125-PW)hour
Technical Editor .....	\$100/hour
Clerical .....	\$90/hour

### CONTRACT LABOR

From time to time, NCE retains outside professional and technical labor on a temporary basis to meet peak workload demands. Such contract labor will be charged at regular Schedule charges.

### LITIGATION SUPPORT

Engineer/Scientist .....	\$330/hour
Court Appearances & Depositions .....	\$550/hour

### EQUIPMENT

Plotter Usage.....	(separate fee schedule)
Truck .....	\$100/day
Automobile.....	IRS Standard Mileage Rate+ <del>15%</del> 10%
Falling Weight Deflectometer Testing .....	\$3,500/Day
Coring .....	\$4,500/Day
Environmental Equipment.....	(separate fee schedule)

### OUTSIDE SERVICES

Rental of equipment not ordinarily furnished by NCE and all other costs such as special printing, photographic work, travel by common carrier, subsistence, subcontractors, etc. ....cost + ~~15%~~ 10%

### COMMUNICATION/ REPRODUCTION

In-house costs for long-distance telephone, faxing, postage, printing and copying .....

project labor charges x 5%

### TERMS

Billings are payable upon presentation and are past due 30 days from invoice date. A finance charge of 1.5% per month, or the maximum amount allowable by law, will be charged on past-due accounts. NCE makes no warranty, either expressed or implied, as to its findings, recommendations, specifications, or professional advice except that they are prepared and issued in accordance with generally accepted professional practice.

\*A surcharge of \$25/hour applied for technicians and construction inspectors to comply with Prevailing Wage (PW) per requirements of California Department of Industrial Relations.