



TO: Mayor and Councilmembers

FROM: Jaime A. Valdez, Assistant City Manager

CONTACT: Gerald Comati, P.E., Contract Project Manager
Cassidy Le Air, Senior Management Analyst

SUBJECT: Approval of the Conformed Plans and Specifications, Funding, Amendment No. 4 to the Professional Design Services Agreement 2019-042 with Anil Verma Associates, Inc., and the Award of the Construction Contract with Quincon, Inc. for the Goleta Train Depot Project (CIP No. 9079)

RECOMMENDATION:

- A. Approve the Conformed Plans and Specifications for Construction, incorporating addenda and bidding clarifications from the bidding process; and
- B. Authorize the City Manager to execute Amendment No. 4 to Professional Design Services Agreement 2019-042 between the City of Goleta and Anil Verma Associates, Inc., to expand the scope of work, extend the term, update the schedule of fees, and add \$657,000 to the compensation thereby increasing the not-to-exceed amount to \$3,652,000; and
- C. Authorize the City Manager to execute a Construction Contract with Quincon, Inc. for the Goleta Train Depot Project in the not-to-exceed amount of \$17,378,741, subject to the requirements of the contract documents; and
- D. Authorize the City Manager or designee to approve contract contingency orders change orders for the Goleta Train Depot Project, if necessary, in an amount not to exceed \$1,737,874; and
- E. Authorize the temporary borrowing and budget appropriation of \$1,502,854 from the General Fund Contingency Reserves to the Goleta Train Depot Project construction account 101-90-9079-57071.

BACKGROUND:

On April 26, 2018, the California State Transportation Agency (CalSTA) notified the Santa Barbara County Association of Governments (SBCAG) that SBCAG had been awarded \$13 million in funding as a result of applying in partnership with the City of Goleta for grant

funds under the Transit and Intercity Rail Capital Program (TIRCP). The Goleta Train Depot Project is the development of a new multi-modal train station adjacent to the location of the existing Amtrak platform with the intent to increase rail ridership. Through the completion of a full-service station, the project will improve connections to bus transit, accommodate transit service to/from the Santa Barbara Airport and the University of California Santa Barbara (UCSB), add new on-site bicycle and pedestrian improvements, and allow accommodation for potential future additional train storage that will support increased commuter rail needs. These improvements will make the new facility safer, functional, and inviting. The project site is adjacent to the existing Amtrak platform at the northern end of South La Patera Lane.

On June 4, 2019, the City Council authorized the City Manager to enter into a Professional Design Services Agreement with Anil Verma Associates, Inc. (AVA) (Agreement No. 2019-042) in an amount not to exceed \$2,400,000 for the design of the Goleta Train Depot Project with the term of agreement expiring on June 30, 2022. On June 7, 2022, the City Council subsequently approved Amendment No. 1 to extend the term to June 30, 2024, and to increase the not-to-exceed amount by \$375,000. On August 15, 2023, the City Council approved Amendment No. 2 to further expand the scope of work and add \$220,000 to the compensation, thereby making the new not-to-exceed amount \$2,995,000.

On December 12, 2023, the City Council approved the development, plans, and specifications for the Goleta Train Depot project and authorized staff to advertise a notice inviting bids for construction. In addition, the Council authorized the City Manager to execute a Professional Services Agreement with Kitchell/CEM, Inc. for Construction Management and Amendment No. 4 to PSA No. 2019-071 with COM3 Consultants, Inc. for project management work for the Goleta Train Depot Project.

On March 19, 2024, the City Council approved authorization to execute Amendment No. 2 to the Agreement between the Santa Barbara County Association of Governments and the City of Goleta regarding the Transit and Intercity Rail Capital Program for the Goleta Train Depot Project, extending the Agreement for from December 31, 2026, to December 31, 2027, and increasing the total funding amount by \$5,600,000 for a new total amount not-to-exceed \$17,800,000.

DISCUSSION:

Bidding

A notice inviting sealed bids for the Goleta Train Depot was released on April 8, 2024. In order to mitigate a continued inflated bidding environment, the City's bid proposal required a Base Bid for the construction of the Depot building and site work, a series of Alternate Bids to cover minor material upgrades, and the proposed South La Patera Lane pedestrian and bicycle improvements. *Bidders were required to bid on the Base Bid and all Alternate Bids; however, the low bid is only based on the Base Bid amount.* With this approach, the City has the ability to award a contract for the Base Bid and, depending on the available budget, to include some or all Alternate Bids. Prior to the bid, the Architect's Construction Cost Estimate for all proposed improvements was \$15,934,000.

The bid process opened on April 11, 2024, and closed on May 21, 2024. During the bid process, staff conducted two mandatory pre-bid meetings held on the project site on April 17 and 24, 2024, responded to 79 Requests for Information (RFI's), and issued four (4) Addenda. The bids were opened virtually via PlanetBids and publicly read aloud at City Hall at 3:00 p.m. on May 21, 2024, through a publicly available Zoom link.

The City received six (6) bids. The low Base Bid (construction of the Train Depot building and associated site improvements) came in at \$17,378,741 from Quincon, Inc. The low Base Bid was approximately 9% over the Architect's Estimate. Consequently, Staff recommends an award for the Base Bid without any Alternate Bids. The Public Works Department is pursuing new grant funding to fund a separate project to deliver the South La Patera Lane pedestrian, bicycle, landscaping, and lighting improvements.

Following the bid closure, the construction plans and specifications were updated to incorporate clarifications and addenda from the bidding process. The conformed set of construction documents and specifications is included in Attachment 4 for Council approval. After the bid opening, staff is recommending awarding only the base bid (Construction of the Train Depot) and will continue to seek additional funding for the South La Patera Road Improvements. The base bid includes the construction of the Goleta Train Depot and corresponding site work.

Table 1: Bid Results

Bidder	Base Bid Amount	Additive Alternate #1	Additive Alternate #2	Additive Alternate #3	Additive Alternate #4	Deductive Alternate #5
Quincon Inc.	\$17,378,741	\$ 487,025	\$ 26,656	\$ 103,944	\$ 2,222,553	\$ 169,425
Edwards Construction Group	\$20,248,516	\$ 169,040	\$ 244,172	\$ 304,370	\$ 5,400,094	\$ (208,724)
Staples Construction Company, Inc.	\$20,609,000	\$ 1,329,000	\$ 391,000	\$ 139,000	\$ 2,014,000	\$ (242,000)
ProWest, PCM, Inc., dba ProWest Constructors	\$20,820,000	\$ 21,417	\$ 24,643	\$ 21,417	\$ 1,889,987	\$ (295,794)
Nationwide General Construction Services	\$21,017,180	\$ 420,000	\$ 244,000	\$ 310,000	\$ 490,000	\$ 50,000
Plant Construction Company, L.P.	\$23,202,880	\$ 300,550	\$ 7,000	\$ 66,544	\$ 1,335,185	\$ (659,373)

Award of Public Works Construction Contract with Quincon Inc.

Following the bid opening and analysis of bids for compliance with bid specifications, Quincon, Inc. was found to be the lowest responsive and responsible bidder. On June 17, 2024, staff issued a Notice of Intent to Award (NOIA) to Quincon, Inc. for the Goleta Train Depot Project for the base bid of \$17,378,741 and is recommending the City Council authorize change orders not to exceed \$1,737,874 for a total contract authority of \$19,116,615.

Amendment No. 4 to Agreement 2019-042 with AVA

The original project schedule has been revised several times due to COVID-19 conditions, funding delays, the need for multiple interactions with the Design Review Board (DRB), and associated design revisions to the depot building and the site plan to implement value engineering elements. As a result, the overall project schedule has been extended. The original agreement with AVA did not include design services related to the construction phase. The revised scope of work includes participation in pre-construction activities, and regular job site meetings. AVA will also perform numerous site observations during the construction phase to ensure construction is proceeding as designed in all areas. There are 56 site inspections included in the new scope of work to cover observations in all construction areas: architectural, structural, mechanical, civil, electrical, plumbing, fire protection, geotechnical, lighting, and landscaping.

The new scope also includes tasks such as responding to requests for information (RFIs), preparation of construction bulletins and notices, final LEED documentation, final site walk-through and final punch-list, and preparation of record drawings by updating the original project “as-advertised” plan sheets showing changes that occurred during construction. This additional scope of work results in a cost of \$657,000 for a new not-to-exceed amount of \$3,652,000. In addition to the expanded services and scope of work detailed above, overall labor costs have increased over the past five years, necessitating a modification to the Schedule of Fees.

GOLETA STRATEGIC PLAN:

The Goleta Train Depot Project furthers the progress of the City’s Strategic Plan as it pertains to strengthening infrastructure.

City-Wide Strategy: 5, Strengthen Infrastructure

Strategic Goal: 5.1, Strengthen Citywide infrastructure including roads and traffic circulation, including bicycle lanes, paths, and sidewalks. 5.2. Strategic Goal: Encourage Use of Alternative Transportation Methods that Reduce Vehicle Miles Traveled.

FISCAL IMPACTS:

The total estimated sources of funds and uses for the Project are summarized in Table 2 below. The project budget includes an unfunded amount of \$1,502,854 which is recommended to be temporarily supported by the General Fund Contingency Reserves

and its pooled cash accounts. Repayment to the General Fund Contingency Reserves will occur over time via a variety of potential sources, including new Development Impact Fees (DIF) monies, proceeds from future debt issuances, the General Fund’s Unassigned Fund Balance, and inter-fund loans from special revenue funds.

Staff is currently closing out the fiscal year-end and evaluating debt financing options. An update on the revised unassigned fund balance and reserve balances will be provided in the First Quarter Financial Review. Efforts will be made to replenish the reserve as soon as it is financially feasible and practical to do so. This approach was similar to how the City acquired City Hall and temporarily borrowed \$10 million.

The General Fund Contingency Reserve balance is \$13.4 million, and if approved, it will temporarily decrease to \$11.9 million. If immediate access to the \$1.5 million of General Fund dollars is needed, inter-fund loans or other short-term borrowing tools, such as lines of credit or bank loans can be utilized. Due to the estimated construction schedule, it is anticipated that reserve funds will be replenished by the time they are required. Additionally, staff have included this project in the tax-exempt financing reimbursement resolution detailed in a separate staff report. This will provide the City the option to potentially reimburse itself with proceeds from issuing tax-exempt obligations.

Table 2 – Total Project Budget

Phase	Total Project Cost
Construction	\$ 21,768,427.67
Bicycle & Pedestrian DIF	\$ 85,000.00
General Fund	\$ 1,000,000.00
Long Range Development Plan	\$ 2,300,000.00
Public Admin DIF	\$ 722,073.67
TIRCP	\$ 14,858,500.00
Transportation Facilities DIF	\$ 1,300,000.00
Unfunded	\$ 1,502,854.00
Design	\$ 3,564,364.02
Bicycle & Pedestrian DIF	\$ 200,000.00
Public Admin DIF	\$ 322,497.33
TIRCP	\$ 2,991,866.69
Transportation Facilities DIF	\$ 50,000.00
Land Acquisition	\$ 6,706,153.00
Developer Agreement	\$ 2,031,177.70
General Fund	\$ 2,656,172.30
Public Admin DIF	\$ 2,018,803.00
Grand Total	\$ 32,038,944.69

There are sufficient monies available to fund the AVA contract amendment (\$657,000) and the Quincon Base Bid (\$17,378,741). For the Quincon Contingency, partial funding

is available in the amount of \$376,555.83, leaving \$1,361,318.17 of the project being funded by the General Fund Reserve. While budget appropriations are needed to fully fund the contract, the project phases and spending are projected to take place over the next few fiscal years.

Table 3 – Construction Phase Contracts

Fund	Account Number	Total Available Budget	Quincon	AVA
General Fund	101-90-9079-57071	\$ 992,029.50	\$ 327,085.16	\$ 651,811.03
Transportation Facilities DIF	220-90-9079-57071	\$ 1,300,000.00	\$ 1,300,000.00	\$ -
Public Admin DIF	222-90-9079-57071	\$ 722,073.67	\$ 722,073.67	\$ -
Long Range Development Plan	230-90-9079-57071	\$ 2,300,000.00	\$ 2,300,000.00	\$ -
Bicycle & Pedestrian DIF	235-90-9079-57071	\$ 85,000.00	\$ 85,000.00	\$ -
TIRCP	321-90-9079-57071	\$ 13,021,138.00	\$ 13,021,138.00	\$ -
Transportation Facilities DIF	220-90-9079-57070	\$ 99.82	\$ -	\$ 99.82
Public Admin DIF	222-90-9079-57070	\$ 16,955.84	\$ -	\$ 5,089.15
Unfunded	999	\$ 1,502,854.00	\$ 1,361,318.17	\$ -
		\$ 19,940,150.83	\$ 19,116,615.00	\$ 657,000.00

The California Transportation Commission (CTC), which oversees and approves the allocations of TIRCP funding, had its most recent meeting on June 28-29, 2024. At that meeting, it approved the Goleta Train Depot Project’s construction allocation which included an additional \$123,500 in TIRCP grant funding, totaling \$14,858,500 in TIRCP construction funds. This was confirmed by SBCAG staff on July 9, 2024. Staff will be returning to City Council with an Amendment to the funding agreement with SBCAG (Agreement No. 2018-123) to increase the not to exceed the amount of TIRCP available in construction for reimbursement and appropriate the additional monies. An updated project budget, inclusive of the pending appropriation, is included as Attachment 5.

ALTERNATIVES:

City Council may reject all bids and direct staff to re-bid the project, not approve the conformed set of plans and specifications, and direct staff to issue an RFP for additional design services. These alternatives would delay the construction of the project and may result in higher bid costs and loss of grant funding. The CTC TIRCP Guidelines state, *“Agencies should be prepared to award contracts within six months of allocation unless otherwise indicated and approved at the time of allocation.”*

LEGAL REVIEW BY: Megan Garibaldi, City Attorney

APPROVED BY: Robert Nisbet, City Manager

ATTACHMENTS:

1. Amendment No. 4 to Professional Design Services Agreement 2019-042 with Anil Verma Associates (AVA), Inc. for the Goleta Train Depot Project; and
2. Professional Design Services Agreement 2019-042 with Anil Verma Associates (AVA), Inc. for the Goleta Train Depot Project with Amendment No. 1, 2 and 3.
3. Public Works Construction Contract with Quincon, Inc.
4. Conformed Plans & Specifications for the Goleta Train Depot Project
5. Goleta Train Depot Project Budget

ATTACHMENT 1

Amendment No. 4 to Professional Design Services Agreement 2019-042
with Anil Verma Associates (AVA), Inc. for the Goleta Train Depot Project

**AMENDMENT NO. 4
TO A PROFESSIONAL DESIGN SERVICES AGREEMENT
BETWEEN THE CITY OF GOLETA
AND
ANIL VERMA ASSOCIATES, INC.**

This Amendment No. 4 to the Professional Design Services Agreement by and between the **City of Goleta** (“City”) and **Anil Verma Associates, Inc.** (“Consultant”) dated June 4, 2019 (“Agreement,” Agreement No. 2019-042) is made on this ____ day of _____, 2024.

SECTION A. RECITALS

1. This Agreement is for professional design services for the Goleta Train Depot project and was authorized on June 4, 2019; and
2. This Agreement between City and Consultant was amended to extend the termination of the Agreement, expand the scope of work, and increase the total compensation amount (Amendment Nos. 1, 2, and 3); and
3. The Agreement currently provides in Section 3 Subsection (a) for the total compensation amount not to exceed \$2,995,000; and
4. The parties desire to amend the Agreement so as to provide for additional compensation in the amount of \$657,000 for additional tasks for a total compensation amount not to exceed \$3,652,000; and
5. The Agreement currently provides in Section 6 for the termination of the Agreement on September 30, 2024; and
6. The parties desire to amend the Agreement so as to extend the term of the Agreement to December 31, 2026; and
7. The Agreement currently provides in Exhibit A-2 entitled “Scope of Work” the complete and particular description of services; and
8. The parties desire to amend Exhibit A-2 by adding additional services as more completely and particularly set forth in the Scope of Work, attached as Exhibit "A-3"; and
9. The Agreement currently provides in Exhibit B entitled “Schedule of Fees” the hourly rates; and
10. The parties desire to amend Exhibit B of the Agreement to identify the new hourly rates, attached as “Exhibit B-1”; and

11. The City Council approved this Amendment No. 4 on this ____ day of July, 2024.

SECTION B. AMENDED TERMS

Now therefore City and Consultant agree as follows that the Agreement be, and hereby is, amended as follows:

1. Subsection (a) of Section 3. COMPENSATION AND PAYMENT of the Agreement is amended to add an additional authorized amount of \$657,000 and to read in its entirety:

(a) Maximum and Rate. The total compensation payable to CONSULTANT by CITY for the services under this AGREEMENT **SHALL NOT EXCEED** the sum of \$3,652,000 (herein "not to exceed amount"), and shall be earned as the work progresses.

2. Section 6. TERM, PROGRESS AND COMPLETION of the Agreement is amended to extend the term for an additional 27 months to read in its entirety:

The term of this Agreement is from the date first written above to December 31, 2026, unless term of this Agreement is extended or the Agreement is terminated as provided for herein.

CONSULTANT shall not commence work on the services to be performed until (i) CONSULTANT furnishes proof of insurance as required by paragraph 10 below, and (ii) CITY gives written authorization to proceed with the work provided by CITY'S Project Manager. All services shall be completed within the term of this Agreement following the notice to proceed.

3. This Agreement is amended to delete and replace in its entirety:

Exhibit A-2 "Scope of Work" with **Exhibit A-3 "Scope of Work"** attached hereto and incorporated herein.

4. This Agreement is amended to delete and replace in its entirety:

Exhibit B "Schedule of Fees" with **Exhibit B-1 "Schedule of Fees"** attached hereto and incorporated herein.

5. Except as otherwise specifically provided herein, all other provisions of the Agreement shall remain in full force and effect.

In concurrence and witness whereof, this Amendment No. 4 has been executed by the parties effective on the date and year first above written.

CITY OF GOLETA

CONSULTANT

Robert Nisbet, City Manager

Anil Verma, FAIA, President

ATTEST

Deborah S. Lopez, City Clerk

Nandini Verma, Secretary

APPROVED AS TO FORM
MEGAN GARIBALDI, CITY ATTORNEY

DocuSigned by:
Scott Shapses
4365248AE5424CF

Scott Shapses, Deputy City Attorney

**EXHIBIT A-3
SCOPE OF WORK**

SCOPE OF WORK



**THE GOLETA TRAIN DEPOT PROJECT
(*Train Depot Project*)**

And

**THE SOUTH LA PATERA ROADWAY IMPROVEMENT PROJECT
(*Roadway Project*)**



SCOPE OF WORK – PLUS AMENDMENTS #1, #2, & #3

~~May 22, 2019 Revised May 15, 2022 Revised July 25, 2023~~

Revised June 24, 2024

**Prepared for: The City of Goleta, Neighborhood Services and Public Safety Department
Prepared by: Anil Verma Associates, Inc.**

SCOPE OF WORK

PROPOSAL
AMENDED MOD#3 PROFESSIONAL DESIGN SERVICES FOR THE
GOLETA TRAIN DEPOT PROJECT, CITY OF GOLETA, CA

~~May 22, 2019~~
~~May 15, 2022~~
~~May 25, 2023~~
AMENDED
June 24, 2024

PROJECT UNDERSTANDING

The scope identified in the City of Goleta's ("CITY") Request for Proposal (RFP) dated 01/17/2019, serves to provide a new multimodal train depot just south of the existing Goleta AMTRAK train platform site. Project footprint, scope of work, and program elements will remain as shown in the RFP. The scope improvements described herein will be prepared as two separate projects: (1) the roadway and access improvements (**Roadway Project**) along South La Patera Lane between Hollister Avenue and the proposed depot; and (2) a depot building with waiting rooms and a café, a new parking facility, and accommodations for buses, vanpools, and bicycles (**Train Depot Project**) at the station site, located south of the existing CITY Amtrak train platform.

The depot building and parking will be located on land owned by CITY located immediately adjacent to the existing platform. The existing site consists of an existing warehouse composing of roughly half of the project site with the warehouse located in the northern middle of the project area. The remaining area is surfaced with either concrete or asphalt pavement. Historically the project site was covered with orchards. The 1953 photograph shows the project site cleared of the orchards with existing warehouse structure shown in the 1967 photograph. The proposed project will not be modifying the existing platform and it is assumed new improvements will be outside of Railroad Right-of-Way. The train depot building will include a lobby, ticketing area, waiting room, café, community room, restrooms/ shower/ changing facilities, bike storage and baggage storage lockers. In addition, the design of the depot will accommodate opportunities for public art projects both inside and outside the building. Anil Verma Associates Inc. ("CONSULTANT") assumes that structural loads will be representative one-story or two-story light-framed construction and that only minor grading will be required.

Environmental documentation in accordance with the City's 2008 Environmental Review Guidelines will be prepared for two separate projects. CONSULTANT team will prepare necessary California Environmental Quality Act (CEQA) compliance documentation for these projects. The scope of work and fee estimate are based on CONSULTANT's understanding of these projects and existing conditions of the project site and vicinity, as well as CONSULTANT's experience on similar projects throughout California.

SCHEDULE 1 – PROPOSED SCOPE OF SERVICES

PHASE 1.PM	PROJECT MANAGEMENT / COORDINATION / ADMIN	Duration: 5 months
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TASK 1.PM.1	PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL
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Project scope shall be limited to the related items listed in the CITY's Request for Proposal that included the project overview and outline of proposed improvements. The Project Manager (PM) shall conduct, oversee and manage the performance of the work including

- Coordination of the development of the overall work tasks
- Management of the schedule, budget, staff resources
- Reporting work progress and schedule updates to the CITY's Project Manager
- Scheduling, coordinating, and providing minutes of Project Development Team (PDT) meetings.

SCOPE OF WORK

The Project Development Team shall include, but not limited to, the following stakeholders: CITY; Amtrak; LOSSAN, SBCAG, Santa Barbara Airport, SBMTD, and UCSB. Prior to the start of work, CONSULTANT will furnish the subconsultants the appropriate forms, manuals, and criteria to ensure uniformity of all project documents. CONSULTANT's PM will conduct status and review meetings with subconsultants to review their progress, ensure up-to-date information is being used and the appropriate activities are being performed. Subconsultants will submit all studies, reports, and plans to the PM for review of conformity with the project scope of work, directives, applicable codes, design criteria, and any other requirements. The PM will meet with the design team on a periodic basis to establish design tasks and to determine schedule and budget status. Deliverables will be made through the PM. CONSULTANT project team and their respective tasks include:

PACKAGE 1 (Roadway Project)

- **Anil Verma Associates, Inc. (AVA)** - Landscape Architecture, Dry Utilities, and Structural Engineering
- **MNS Engineers, Inc.** – Civil Engineering, Survey/Mapping, Utilities, Drainage, Right-Of Way
- **Rincon Consultants, Inc.** – Environmental Services
- **ENGEO** – Geotechnical Engineering and Hydrology Engineering

PACKAGE 2 (Train Depot Project)

- **Anil Verma Associates (AVA)** has Architectural, Mechanical Engineering, Electrical Engineering, Dry Utilities, Plumbing, Lighting, Landscape and Irrigation, and Structural Engineering services in-house
- **SE Engineering Solutions** – Optional Structural Engineering Support
- **RailPros** – Civil Engineering, Wet Utilities, Grading, Drainage, and UPRR/LOSSAN Coordination.
- **MNS Engineers, Inc.** – Survey/Mapping
- **Rincon Consultants, Inc.** – Environmental Services and Outreach
- **ENGEO** – Geotechnical Engineering, Hydrology Engineering, and SWPPP/SWRCB

CONSULTANT's QA/QC Plan will be developed and submitted to CITY for approval as an independent document. This plan will detail the policies and procedures to ensure that Quality Assurance (QA) procedures are in place and that Quality Control (QC) is performed for each work product and by the design team. Project quality control records will be maintained and provide copies, if requested by CITY. AutoDesk Revit/AutoCAD is anticipated to be utilized as the main design programs.

CONSULTANT shall submit a baseline schedule at the start of the work. The baseline schedule will serve as the basis for monitoring and controlling project activities. The baseline schedule will be reviewed and approved by CITY and PDT members. The schedule shall show the relationship of the project tasks, expected sequence of design, milestone submittals and the effect of any impacts to the overall schedule.

Assumed 5-month period (6/04/19 thru 11/14/19) for up to Task 1.PD Preliminary Design Phase. Preliminary Environmental (11/18/19 thru 5/01/20) shown under Task 1.PE is anticipated to occur concurrently with Task 2.PD (35% Design) and managed under Task 2.PM (Phase2). Overall duration for the Phase 1 project management schedule is anticipated to be a 5-month period **(6/04/2019 thru 11/14/2019)**.

OUTPUT: Baseline Schedule and Quality Assurance Plan (QAP)

AS #1 TASK 1.PM.1 PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL

Design work began on the Goleta Train Depot project in July 2019. The original project schedule has been revised several times due to DRB approvals and Covid-19 Conditions. The overall project schedule has been extended. In that time, PDT staff participated and continue to participate in additional project bi-weekly meetings and coordination with project stakeholders.

SCOPE OF WORK

Task	Planned Start	Actual Start	Planned Completion	Actual Completion	Delay
35% Design	2/28/2020	11/2020	4/2020	12/2020	8 mo.
65% Design	4/2021	8/2021	7/2021	11/2021	5 mo.
95% Design	6/2021	2/2022	10/2021	--	
Final Bid Package	12/2021	--	3/2022	--	

TASK 1.PM.2 MEETINGS

Coordinate and attend meetings with City staff. CONSULTANT's team shall prepare and provide to CITY, standard meeting notes for discussion related to the scope of services herein. CITY indicated face to face meetings every two months and bi-weekly conference calls. CONSULTANT shall record and document the discussions, decisions and actions agreed to at these meetings. Task specific meetings are identified within the separate tasks. CONSULTANT to schedule risk management workshops with the design team and key stakeholders at key milestones.

OUTPUT: Three (3) PDT meetings held at CITY'S offices and nine (9) bi-weekly conference calls. Prepare meeting agendas and minutes, action items list, and decision log for three (3) PDT meetings.

TASK 1.PM.3 PREPARE INVOICES PER CITY SPECIFICATIONS

CONSULTANT'S Project Manager shall provide monthly progress reports as part of the monthly invoice. The progress reports shall address activities and progress within the recent billing cycle and provide upcoming deliverables and actions.

OUTPUT: Monthly progress reports and invoices.

PHASE 1.PD PRELIMINARY DESIGN Duration: 5 Months

TASK 1.PD.1 DEVELOP BASE MAPPING

- A. STRATEGY SESSION / PROGRAM DEFINITION - meet with CITY and project team to understand the site design objectives and opportunities for approval. Establish specific design criteria and preliminary landscape construction budget from the CITY - one meeting.
- B. SITE RECONNAISSANCE - visit the site to observe and photograph existing conditions and neighborhood context. Compare existing conditions against as-built drawings provided by CITY.
- C. REVIEW/ANALYZE DATA – critically review the most recent site plan including the conceptual plans and estimate of probable costs prepared by others. Discuss with CITY staff, so critical information is carried forward. Review CITY as-built and historical documents and studies. Review CITY tract and parcel maps for right-of-way data. Confirm facility locations and configurations. Provide cursory review of accessibility (Americans with Disabilities Act (ADA) and California Building Code (CBC)), drainage, utility, and right-of-way issues. Review/verify existing and required amenities, look beyond the confines of the scope of work area to see if there are any connections that should be recognized, either vehicular, bike or pedestrian. Identify inconsistencies, deficiencies, or any other information necessary to progress the work.
- D. DEVELOP BASE MAPPING – Base Mapping will be prepared using City-provided survey data. CITY provided an ALTA survey for the train depot site. CONSULTANT team will perform the necessary topographic surveying in order to establish vertical and horizontal control, and the Train Depot Project boundary. For the Roadway Package site area, CONSULTANT team will perform both a site topographic survey and mapping. This information will be used to develop a base from which to prepare preliminary design.

SCOPE OF WORK

- Additional Topographic Surveying for Train Depot Package site (27 S La Patera Lane). MNS previously performed an ALTA and topographic survey of 27 S. La Patera Lane for CITY. It is anticipated that additional survey may be required for the site design effort. CONSULTANT will perform supplementary survey.
- La Patera Lane Topographic Mapping & Boundary Retracement: CONSULTANT will perform field surveying and mapping in support of the roadway improvements. CONSULTANT will establish new control on a local basis of bearings and tie to the NAVD88 vertical datum based on local benchmarks. The limits of the survey mapping will generally be the road right-of-way plus 5 feet each side from Hollister Avenue to the end of La Patera Lane at the project site. The intersection of Hollister Avenue and La Patera Lane is included. The survey mapping will include: hardscape, structures, walls, fences, trees, signage and striping, and observable utilities.

Topographic/utility base map will be prepared at a scale of 1-inch=20-feet with 1-foot contour intervals. In addition, CONSULTANT will retrace the westerly right of way boundary. The boundary retracement will be based upon field monumentation and record map information. Acquisition of a preliminary title report will be made if deemed necessary. If needed, CONSULTANT estimates cost of additional services to be from \$5,000 to \$10,000 for a project of this size.

- E. CONSULTANT team will initiate contact with the various utilities within the project site to obtain available as-builts and utility maps. During the site visit, visible utility appurtenances will be identified. These features will be checked for consistency with the as-built information obtained from the utility companies. Utility features will be marked for the surveyors to record during the topographic survey. CONSULTANT has included up to 4 potholes and a half-day for the survey crew of \$5,250 which has been included in the fee herein.

OUTPUT: PDF record of all research and data collection. Field Reconnaissance notes. Topographic Survey in AutoCAD format. Preparation of Utility Matrix showing utilities having facilities in the project area and a listing of items received from the various utilities.

TASK 1.PD.2A PRELIMINARY DESIGN OPTIONS

CONSULTANT's team will prepare the train depot building and site design addressing the requirements in the environmental document, and will be in accordance with CITY standards, Title 24, and other applicable requirements. CONSULTANT will develop the initial architectural styles for study by providing architectural plan and elevation sketches and comments to aid CITY staff to determine a style for the project. Prepare a collage of development imagery (photos) to describe the project character. The CONSULTANT team anticipates participation in a strategy session, indicated in Task 1.PD.1A to understand the site design objectives. In concert with the CONSULTANT team, determine the constraints, opportunities, general capacities or optimum level of development. CONSULTANT's Structural Engineer will counsel on building form, materials, and structural systems pertaining to suitability of design as related to site conditions, building code requirements, and soils report requirements.

OUTPUT: Prepare preliminary architectural plans, elevations, and sketches. Prepare imagery collage.

TASK 1.PD.2B LOW IMPACT DEVELOPMENT DESIGN

CONSULTANT's team will prepare a Standard Urban Stormwater Mitigation Plan (SUSMP) tailored to the project that lists and describes the proposed appropriate stormwater mitigation measures. The SUSMP will be prepared to satisfy National Pollutant Discharge Elimination System (NPDES) requirements and requirements set forth in CITY's Standard Urban Stormwater Mitigation Plan (SUSMP). The Low Impact Development (LID) design will include bioswales and potentially other methods such as bioretention cells to effectively infiltrate/filter the on-site run-off to fulfill the SUSMP requirements and suitable based upon geotechnical investigations. Pervious pavement may be included in areas not subject to bus turning movements. CONSULTANT will analyze the site area to optimize the placement of the LID features to reduce construction costs. It is assumed that CITY will provide necessary proof of ongoing BMP maintenance once the project is complete.

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OUTPUT: Four (4) 8.5"x11" copies of SUSMP submittal for CITY's review. Each submittal will include a map/plot plan showing proposed BMPs. Initial and Final submittal will be provided to CITY.

TASK 1.PD.2C PRELIMINARY LANDSCAPE PLAN

CONSULTANT will prepare preliminary landscape plans for the project site. CONSULTANT will work closely with CITY Landscape and Maintenance staff in order to provide a preliminary and final design that meets the CITY's requirements.

OUTPUT: Preliminary landscape plans.

TASK 1.PD.3A FINALIZE PRELIMINARY DESIGN OPTIONS

Based upon feedback from project stakeholders, CONSULTANT's team will prepare final conceptual designs and sketches to provide a preferred scheme from which to carry forward CITY's design goals. The team anticipated to account for up to two public meetings for the project. All communications with the public or the press will be made by CITY with the CONSULTANT team providing support.

OUTPUT: Finalize preliminary architectural plans, elevations, and sketches. Prepare exhibits for outreach.

TASK 1.PD.3B PRELIMINARY DESIGN OPTIONS FOR SOUTH LA PATERA LANE ROAD IMPROVEMENTS

CONSULTANT's team will develop up to five conceptual design options for proposed pedestrian, bike and parking improvements along South La Patera Lane. The options will be presented to CITY Public Works Department for review. CITY Public Works Department will provide direction regarding preferred options for development of 35% design. Potential options include:

- Sidewalk infill: Continuation of what is already built along the corridor.
- Class 2 Bike Lanes: narrow parking and travel lanes. Add curb extensions at intersections and driveways for landscape and storm water infiltration.
- Class 2 Buffered Bike Lanes: remove parking, expand parkway.
- Class 4 Bikeway: narrow parking and travel lanes.
- Class 1 Bike Path: in place of the sidewalk and on-road bike facilities. May add Class 1 with multiple driveway crossings is not optimal.

OUTPUT: Finalize preliminary civil plans and sketches. Prepare exhibits for Public Works Department.

TASK 1.PD.4 GEOTECHNICAL EXPLORATION

CONSULTANT's team will retain a subcontractor with a truck-mounted drill rig to perform three borings in accessible areas of the pavement. Borings will be performed between 5 and 50 feet deep with samples being collected using split-spoon samplers and/or Shelby Tubes, if soft clay is encountered. In discussion with the CITY, work is not intended within UPRR property and necessary borings shall be performed within the existing warehouse building. This requires the use of a limited access drilling rig mobilized out of the Los Angeles or Bay Area as they are not available on the Central Coast. Performing work inside the building also requires additional coordination effort with subcontractors for access. Additional field work will also be performed along South La Patera Lane.

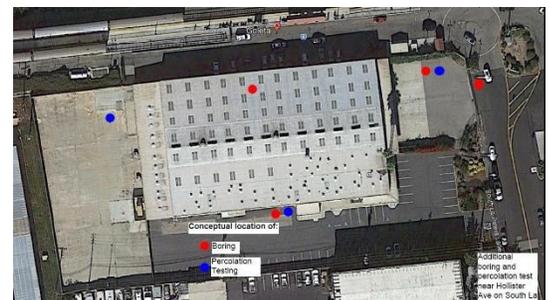


EXHIBIT 1: Proposed Boring Locations

CONSULTANT assumes CITY will facilitate any encroachment permit and waive the associated fee, if any. Borings will be performed in the parking lane and we assume that traffic control will be required. "No Parking" signs will be placed in areas of borings a minimum of 24 hours in advance. CONSULTANT requests that CITY

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provide towing services in the event that a vehicle is parked in the work area in addition to providing barricades. Due to the depth of the static groundwater level, a drilling permit from the County of Santa Barbara is not anticipated. Borings located in areas of concrete flatwork will require concrete coring/cutting, we have include the cost of a concrete coring contractor in our budget.

We will generally place soil cuttings back into the boreholes with excess spoils being placed in 55-gallon steel drums and stored on-site for about a week prior to pickup. CONSULTANT has assumed, following analytical testing, the soil cuttings to be considered non-hazardous. Boring soils considered hazardous will require an additional fee for disposal. The boring locations will be capped with asphalt cold patch within the street, other locations will be left unpatched as we assume the improvements will be demolished at a later time. The drilling contractor estimates about 2 days to perform the borings in addition to the shallow borings discussed below for percolation testing. CONSULTANT has budgeted for a private utility locator to mark the locations of identifiable utilities prior to field work. An ENGEO engineer or geologist will observe the drilling operations and log the subsurface conditions encountered. Soil samples will be taken at frequent intervals for visual classification and laboratory testing.

CONSULTANT will test representative soil samples from the exploratory locations in ENGEO's laboratory to determine some of their engineering properties. CONSULTANT plan to perform moisture-density, sieve analysis, plasticity index, R-value, and limited corrosion tests. Other tests will be performed as necessary.

At this time, the locations and depths of percolation basins are not determined. CONSULTANT proposes to drill and install three percolation test holes to a depth of approximately 3 to 5 feet below the existing grade. The test holes will be located near the deeper geotechnical borings. The boring will be converted to percolation test hole by placing a thin layer of fine gravel at the bottom of the test hole, placing a 3- or 4-inch-diameter perforated pipe in the hole and then surrounding the pipe with gravel. The hole will be pre-soaked overnight prior to testing, with measurement of the percolation rate occurring the following day. We assume the four test locations may be completed in two field days. At the start of the test, the hole will be refilled with water to approximately 12 inches above the pea gravel placed at the bottom of the hole. The water level will be measured on a regular basis until the percolation rates stabilize. Following percolation testing, the perforated pipe will be removed and hole filled with crushed rock and soil and cap the hole with asphalt cold patch within the street.

CONSULTANT will analyze the subsurface conditions and laboratory test results, and prepare a geotechnical a report including field exploration and laboratory data, in addition to the items described below.

- Suitability of the site for the proposed development.
- Assessment of geological hazards at the site and in the general project area.
- Treatment of geotechnical constraints such as loose/soft surface soils, debris flow, landslides, existing fills, compressible soils, expansive soils, liquefiable soils, and lateral spreading, as necessary, based on field exploration results.
- Analysis of potential total and differential settlement due to seismic densification, liquefaction and consolidation, as appropriate.
- Conceptual measures to mitigate hazards, geotechnical constraints, and predicted settlements, as appropriate.
- Site grading recommendations, including fill placement recommendations, utility backfill, and recommendations for site drainage.
- Brief corrosion potential description.
- Foundation design parameters for recommended foundation type(s) and CBC seismic criteria.
- In Section 20.3.1 of ASCE 7-10 "For structures having a fundamental period of vibration equal to or less than 0.5 seconds, site response analysis is not required to determine spectral accelerations for liquefiable soils." CONSULTANT has assumed a Site Response Analysis is not required by the seismic

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code. Additional authorization is required before performing the Site Response Analysis.

- Secondary slab-on-grade (flatwork) recommendations.
- Preliminary parking lot pavement recommendations for hot mix asphalt.
- Conventional retaining wall recommendations.
- Stormwater infiltration opportunities

CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any. The geotechnical report will include a summary of the surface and subsurface conditions, seismicity, laboratory test data, exploration log data, and a site plan showing our exploratory locations and improvement limits. CONSULTANT will respond to CITY comments and provide a final geotechnical report. We have assumed up to 12 staff hours.

OUTPUT: *Draft and Final Geotechnical Report of Investigation; the report will be signed by a California – licensed Geotechnical Engineer and Certified Engineering Geologist.*

TASK 1.PD.5 PRELIMINARY ROUGH ORDER OF MAGNITUDE OF COSTS

CONSULTANT's team will prepare a rough order of magnitude for potential construction costs for the project during the preliminary design phase. The construction estimate will include the total cost, and subtotals for each category of work and major work items.

OUTPUT: *Preliminary Cost Estimate.*

TASK 1.PD.6 STAKEHOLDER COORDINATION FOR LOSSAN TRAIN STORAGE PROJECT

LOSSAN will be contracting with Amtrak for that train storage project. CONSULTANT's team shall serve as CITY's consultant/advisor for the LOSSAN train storage project as it relates to that project's impacts on CITY's future project. CONSULTANT team shall review submittals/reports/alternatives from LOSSAN/Amtrak and meet with them - up to three (3) rounds of reviews of materials/meetings. Assumes only one (1) meeting and up to five (5) phone meetings.

OUTPUT: *Provide advisory comments. Provide meeting notes.*

PHASE 1.PE PRELIMINARY ENVIRONMENTAL / TECHNICAL STUDIES Duration: 5 Months

Technical studies necessary for CEQA compliance for the Train Depot Project will be prepared to meet CITY standards. Draft versions of each study will be submitted in electronic form for at least one round of CITY review and then updated based on City comments. Additional rounds of review can be added under a contract amendment. CONSULTANT will submit revised studies submitted to LOSSAN, SBCAG, and Amtrak for review. CONSULTANT team will address additional comments and finalize the technical studies for CITY approval.

TASK 1.PE.1 INITIAL LITERATURE REVIEW AND PROJECT DESCRIPTION FOR TECHNICAL STUDIES

CONSULTANT's team will gather and review available information and data regarding the historic and existing environmental setting of the Train Depot Project site and vicinity. During this effort, any state or federal permit or consultation requirements will be noted. CONSULTANT's team will also prepare the project description, which will fully describe the actions to be undertaken as part of the Train Depot Project, including project limits, proposed demolition and construction activities, staging areas and facilities, disposal and borrow sites required, and utility relocations. The project description will include any additional improvements for the overall station area identified in the Master Plan.

OUTPUT: *Project Description*

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TASK 1.PE.2 PHASE I ENVIRONMENTAL SITE ASSESSMENT

CONSULTANT's team will review applicable hazardous materials/waste records, conduct a site reconnaissance, and interview the current property owner to identify potential recognized environmental conditions. CONSULTANT's team will also prepare a Phase I Environmental Site Assessment (ESA) to document findings based on our research. The report will identify whether additional site investigation, including soil sampling and analysis is warranted. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

(OPTIONAL TASK) - If additional investigations related to hazardous materials/waste are necessary based on findings of the Phase I ESA, CONSULTANT's team will collect and analyze soils from six machine-drilled borings (10ft in depth) and five hand-augured borings (3ft in depth). CONSULTANT will prepare a Phase II ESA report to discuss findings and recommendations based on the analysis of the soil samples. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses City comments, if any. This scope of work and cost estimate are subject to change based on findings of the Phase I ESA.

OUTPUT: *Draft and Final Environmental Site Assessment (ESA).*

TASK 1.PE.3 BIOLOGICAL RESOURCES ASSESSMENT

CONSULTANT's team biologists will review relevant literature and databases and conduct a reconnaissance level field survey to assess habitat suitability for special status species. A brief Biological Resources Assessment report to be prepared for potential project impacts and recommended avoidance, minimization, and/or mitigation measures, if warranted. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: *Draft and Final Biological Resources Assessment Report.*

TASK 1.PE.4A TRAFFIC STUDY (DATA COLLECTION AND RESEARCH)

CONSULTANT's Traffic Engineer, will provide a traffic study in support of the environmental documentation. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any. CONSULTANT will confirm the development description with the project team, work schedule, and assumptions to be utilized in the traffic study. Obtain and analyze the project site plan that illustrates the access scheme to the project site in both hard copy and digital formats. In consultation with CITY staff, prepare preliminary project data (i.e., project trip generation, trip distribution, and all other data required for consideration under the traffic study guidelines) and formalize the Memorandum of Understanding (MOU) detailing the parameters and assumptions of the traffic study and submit for review and comment. The Traffic Engineer will visit the project study area to confirm existing conditions with respect to existing development, site access, parking use, and areas of congestion in order to verify our overall understanding of traffic conditions in the area, which might affect this project. In conjunction with Task 1.PE.4A, confirm the existing roadway striping, traffic control measures, curbside parking restrictions, adjacent intersection configurations, and other pertinent roadway features. Our team will conduct weekday morning (7:00 to 9:00 AM) and afternoon (4:00 to 6:00 PM) manual turning movement counts at up to 10 study intersections to be identified for the analysis in consultation with CITY staff. In conjunction with the manual turning movement vehicle counts, a count of pedestrian and bicycle volumes will be collected during the peak periods. The number and location of the study intersections will be verified with CITY staff prior to commencing the analysis. Conduct 24-hour machine counts at up to four (4) street segments near the project site to be identified for the analysis in consultation with CITY staff. Our team will research data at the CITY, County of Santa Barbara, as well as other recent traffic impact studies prepared for developments in the project vicinity, regarding the status of other proposed developments (related projects) in the area

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which may contribute cumulative impacts to the adjacent street system and study locations in the vicinity of the proposed project. The compiled list of related projects will be forwarded for review by CITY staff.

TASK 1.PE.4B TRAFFIC STUDY (TRIP GENERATION, DISTRIBUTION, AND ASSIGNMENT)

CONSULTANT will prepare trip generation forecasts for the proposed project for a typical weekday over a 24-hour period, as well as for the commuter AM and PM peak hours. The trip generation forecasts will be derived from trip rates listed in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE) in 2017. The project trip generation forecast will be submitted for review and approval by CITY staff prior to finalization. Assign the forecast weekday AM and PM peak hour trips expected to be generated by the proposed project to the study intersections based on existing and anticipated traffic patterns to and from the project site. The assumed distribution pattern will be submitted for review and approval by CITY staff prior to finalization. Prepare trip generation forecasts for the related projects for a typical weekday over a 24-hour period, as well as for the weekday commuter AM and PM peak hours utilizing the ITE *Trip Generation Manual* publication. The forecast weekday AM and PM peak hour trips expected to be generated by the related projects will be distributed and assigned to the local street system. In addition to related projects, consideration for the utilization of an ambient traffic growth factor for purposes of assessing the trips generated by related projects that are currently unknown. The ambient growth factor to be utilized in the calculations will be confirmed with CITY staff prior to commencement.

TASK 1.PE.4C TRAFFIC STUDY (PROJECT EVALUATION AND MITIGATION MEASURES)

CONSULTANT will prepare AM and PM peak hour Level of Service calculations at the study intersections for the following conditions for the proposed project:

- (a) Existing Conditions;
- (b) Condition (a) Plus Project;
- (c) Condition (b) With Project Mitigation, if necessary;
- (d) Condition (a) Plus Future Pre-Project traffic;
- (e) Condition (d) With Project traffic;
- (f) Condition (e) With Project Mitigation, if necessary;

Utilize the CITY-approved capacity analysis methodologies for the Level of Service calculations. The future background traffic volumes will be forecast by applying a growth factor (typically estimated at 1.0 to 2.0% per year) to the existing traffic volumes and adding traffic from cumulative developments (related projects) in the study area. Prior to initiation of the analysis, we will confirm the traffic analysis conditions with CITY staff. The team shall assess the impact of the project based on the results of the peak hour intersection analyses and application of the CITY's significance criteria. Based on this assessment, determine which intersections (if any) will require improvements to mitigate potential traffic impacts associated with the proposed development to less than significant levels. The team will coordinate with CITY staff to identify potential transportation demand management and roadway improvement measures available to reduce any forecast significant impacts to less than significant levels. Based on this coordination, provide recommended mitigation measures which may include demand management measures, intersection and/or signalization improvements, striping modifications, the addition of auxiliary turn lanes, traffic control/limitations at site access points, etc. The recommended mitigation measures will be described within the text of the report. Should concept plans be required to demonstrate the feasibility of any of the recommended mitigation measures, a contract amendment will be required.

TASK 1.PE.4D TRAFFIC STUDY (SITE ACCESS AND CIRCULATION REVIEW)

CONSULTANT's traffic engineer will review the proposed site plan and provide recommendations to address

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concerns regarding site access and internal circulation. Provide recommendations regarding the location of site access driveways, the number of driveways, potential turn restrictions, and connectivity with the internal circulation system.

TASK 1.PE.4E TRAFFIC STUDY (CONGESTION MANAGEMENT PROGRAM ROADWAY IMPACT ANALYSIS)

CONSULTANT will prepare an analysis of potential impacts at monitoring location(s) identified in the 2009 Santa Barbara County Congestion Management Program publication, Santa Barbara County Association of Governments, June 2009. The CMP impact thresholds will be reviewed to determine if an analysis is required and, as needed, an evaluation will be prepared of the potential project impacts on the CMP system. Research transit routes and stops in the project vicinity and prepare an analysis of potential impacts to public transit consistent with procedures outlined in the CMP manual.

TASK 1.PE.4G TRAFFIC STUDY (VEHICLE MILES TRAVELED – VMT - DISCUSSION)

Prepare a qualitative analysis of the project's expected Vehicle Miles Traveled based on guidance provided by the California Governor's Office of Planning and Research (OPR).

TASK 1.PE.4F TRAFFIC STUDY (PREPARATION OF THE TRAFFIC IMPACT STUDY)

CONSULTANT will prepare a draft traffic impact study in report format which details all of the above-mentioned items including our analysis, findings and conclusions. The draft study will be suitably documented with tabular, graphic and appendix material. The draft study will be submitted for review by appropriate members of the project team. If necessary, revise the draft traffic impact study based on project team comments (i.e., one round of revisions assumed) and submit the final report to the CITY.

OUTPUT: *Draft and Final Traffic Study Report*

AMENDED AS#2 TASK 1.PE.4G PREPARE TRAFFIC STUDY AT HOLLISTER / LA PATERA TRANSITION

CONSULTANT's Team prepared and submitted traffic study for determining lane configuration needs at S. La Patera Lane and Hollister Avenue. Information was used to determine turn lane requirements for civil.

OUTPUT: *Memorandum for traffic Study.*

TASK 1.PE.5 STORM WATER CONTROL PLAN

CONSULTANT's team will provide two Stormwater Control Plan (SCP) for the project in accordance with the Santa Barbara County Stormwater Technical Guide for Low Impact Development, which CONSULTANT understands has been adopted by CITY. This will incorporate infiltration and/or treat and discharge Best Management Practices (BMPs) for the project such as pervious pavements or bioretention. CONSULTANT assumes more than 2,500 square feet of impervious surfaces will be replaced as part of the project. CONSULTANT also assumes that two SCPs will need to be prepared based on the implementation strategy of the City. CONSULTANT will provide an operations and maintenance manual for the proposed BMPs as part of the SCP submittal. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: *Draft and Final Stormwater Control Plan*

TASK 1.PE.6 CULTURAL RESOURCES TECHNICAL REPORT

CONSULTANT's team to conduct a records search of known archaeological and historical resources within a 0.5-mile radius of the project site and conduct a pedestrian survey of the project site. CONSULTANT team will prepare a technical report that will discuss the potential eligibility of existing on-site warehouse for significance under CEQA, as it is more than 50 years of age, and mitigation measures, if required.

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CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

CONSULTANT team will also assist CITY with government-to-government consultation under Assembly Bill AB52 by providing CITY with letter templates and detailed instructions to ensure meaningful consultation with interested Native American groups can be completed in accordance with AB 52. CONSULTANT team can assist with additional AB 52 consultation tasks if directed under a contract amendment.

OUTPUT: Draft and Final Cultural Resources Technical Report

TASK 1.PE.7 STORM WATER DATA REPORT

CONSULTANT team's geotechnical consultant will provide a Storm Drainage Technical Report to the team's Environmental Consultants that describes existing site drainage and any modifications proposed as a result of the project for inclusion in the project California Environmental Quality Act document. CONSULTANT will include calculations estimating flow and volumes of stormwater runoff from the proposed project into the City of Goleta storm drain system. Using this data and data provided by CITY, CONSULTANT's team will develop a Storm Water Data Report (SWDR). The Caltrans SWDR 2017 instruction guidance will be used as a template. The SWDR shall include a Vicinity map, Evaluation Form, Risk Determination, Revised Universal Soil Loss Equation, Version 2 (RUSLE2) Summary, and Storm Water Multiple Application and Report Tracking System (SMARTS) attachments. The following are CONSULTANT's assumptions regarding the proposed task:

- *Designation of Short or Long SWDR Form will be determined and provided to CONSULTANT team as part of the Plans, Specifications and Estimate (PS&E) phase.*
- *One round of edits is included; if additional revisions are necessary, they shall be billed on a T&M basis.*
- *Up to 10 hours are assumed for data support on SMARTS. CONSULTANT team assumes CITY will approve a qualified staff member as a data submitter on SMARTS.*
- *For calculating erosion using Revised Universal Soil Loss Equation, Version 2 (RUSLE2), CONSULTANT team assumes pre-graded slope gradients and post construction slope gradients will be provided by the client.*

CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: Storm Drainage Technical Report. Draft and Final Storm Water Data Report.

TASK 1.PE.8 WATER RESOURCE ASSESSMENT REPORT

CONSULTANT (via Rincon) will prepare a water quality assessment report (WQAR) that evaluates the effects of the project on water quality. This WQAR will include a discussion of the proposed project, the physical setting of the project area, and the regulatory framework with respect to water quality. It will also provide data on surface water and groundwater resources within the project area and their water quality health, describe water quality impairments and beneficial uses, identify potential water quality impacts/benefits associated with the proposed project, and recommend avoidance and/or minimization measures for potentially adverse impacts. The potential construction and operational water quality effects of the project will also be assessed. One round of edits is included in our estimate; additional revisions to be billed on a time and materials basis. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: Draft and Final Water Resource Assessment Report

PHASE 2.PM PROJECT MANAGEMENT / COORDINATION / ADMIN Duration: 14 months

CONSULTANT team will proceed with the 35% phase upon completion of the CITY's review and approval of

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the preliminary design. The object of the 35% Design will be to:

- a. Ensure the design development address in every respect the CITY's review comments
- b. Advance preliminary design efforts to a 35% Plans, Specifications, and Estimate package including required submittals for reports, matrices, and checklists
- c. Verify constructability and functional feasibility of the proposed design
- d. Confirm that the project's footprint conforms to the Environmental Documents
- e. Confirm if any Right-of-Way acquisition is required.
- f. Identify initial construction work window requirements.
- g. Detail construction phasing plans and identify proposed contractor staging areas.
- h. Prepare a 35% Cost Estimate and materials list.
- i. CONSULTANT's team will prepare a Hydrologic/hydraulic (drainage) study in accordance with CITY's Design Criteria, and all other local standards.

TASK 2.PM.1 PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL

The Project Manager (PM) shall conduct, oversee and manage the performance of the work. Project quality control records will be maintained and CONSULTANT to provide copies, if requested by CITY. The baseline schedule will be reviewed and approved by CITY and CONSULTANT team members.

Assumed a 3-month period (11/18/19 thru 2/20/20) for up to Task 2.PD 35% Design Phase, a 5-month period (11/18/19 thru 5/01/20) for up to Task 1.PE Preliminary Environmental, and an 11-month period (5/04/20 thru 4/8/21) for Environmental Phase. Some of the duration for Phase 2 environmental efforts will occur under Phase 3 Task 3.PM project management calendar. Overall duration for the Phase 2 design and environmental work project management schedule is anticipated to be a 14-month period **(11/18/19 thru 1/18/2021)**

OUTPUT: Updated Baseline Schedule

TASK 2.PM.2 MEETINGS

CONSULTANT to coordinate and attend all meetings with CITY staff. CONSULTANT's team shall prepare and provide to CITY, standard meeting notes for discussion related to CONSULTANT's team's scope of services. CONSULTANT shall record and document the discussions, decisions and actions agreed to at these meetings. Task-specific meetings are identified within the separate tasks. CONSULTANT to schedule risk management workshops with the design team and key stakeholders.

OUTPUT: Seven (7) PDT meetings held at CITY's offices and twenty-three (23) bi-weekly conference calls. Prepare meeting agendas and minutes, action items list, and decision log for seven (7) PDT meetings.

TASK 2.PM.3 PREPARE INVOICES PER CITY SPECIFICATIONS

CONSULTANT'S Project Manager shall provide monthly progress reports as part of the monthly invoice. The progress reports shall address activities and progress within the recent billing cycle and provide upcoming deliverables and actions.

OUTPUT: Monthly progress reports and invoices.

PHASE 2.PD PRELIMINARY DESIGN – DEPOT BUILDING AND SITE WORK Duration: 3 Months

Upon approval of the preliminary design options by CITY and other agencies, CONSULTANT's team shall prepare design development phase documents and submit them to CITY. Separate packages will start to be developed for the Train Depot Package and the Roadway Package.

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TASK 2.PD.1 COMPLETE DEVELOPMENT PLANS FOR TRAIN DEPOT PACKAGE / SITE

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design concept to resolve outstanding issues, review input from all team members, and develop a base.
- B. PRELIMINARY DEMOLITION PLANS – prepare preliminary demo coordination plans for the site.
- C. PRELIMINARY CIVIL PLANS - prepare plan drawings for the preferred alternatives and design options. Drawings will include, but not be limited to sidewalk work, hydrology design, and rain garden modification. CONSULTANT team shall provide typical sections.
- D. CONSULTANT's team will prepare a Standard Urban Stormwater Mitigation Plan (SUSMP) tailored to the project that lists and describes the proposed appropriate stormwater mitigation measures. The Low Impact Development (LID) design may include bioswales and/or bioretention cells to effectively infiltrate/filter the on-site run-off to fulfill the SUSMP requirements. Pervious pavement may be included in areas not subject to bus turning movements. It is assumed that CITY will provide necessary proof of ongoing BMP maintenance once the project is complete.
- E. PRELIMINARY ARCHITECTURAL PLANS / SECTIONS / ELEVATIONS – develop typical architectural footprints and representative elevations illustrating the architectural character of the new depot building development incorporating community aspirations and incorporating art if required.
- F. PRELIMINARY FINE GRADING LANDSCAPE DESIGN – prepare preliminary grading and drainage coordination plans for landscape and softscape areas for use by the CONSULTANT's Civil Engineer.
- G. PRELIMINARY HARDSCAPE PLANS and DETAILS- prepare construction plans indicating materials, finishes, colors, and detail call-outs in a schedule.
- H. MATERIALS BOARD – provide preliminary material board indicating colors and finishes.
- I. PRELIMINARY PLANTING PLANS and DETAILS- Prepare preliminary tree planting plans and plant palette legends indicating plant varieties, size, quantity, and locations. Prepare planting details.
- J. PRELIMINARY IRRIGATION PLAN and DETAILS - prepare irrigation diagram indicating zones, mainline routing, and valve locations. Prepare irrigation details of irrigation elements.
- K. PRELIMINARY DEPOT AND SITE LIGHTING PLAN – develop an exterior lighting plan including lighting fixture types and locations. Lighting photometric plan to be prepared in future phase (Phase 3).
- L. PRELIMINARY SIGNAGE AND WAYFINDING – based upon a design analysis and strategy outlining the site needs, constraints and context, provide a unified visual language for open space area signage.
- M. PRELIMINARY STRUCTURAL ENGINEERING – Prepare preliminary structural calculations, conceptual foundation plan, and conceptual structural framing plans.
- N. GEOTECHNICAL AND FOUNDATIONS REPORT – The team will produce a summary memorandum of our findings, conclusions, and recommendations regarding site infiltration capability. CONSULTANT team will produce a calculation package stamped by a registered geotechnical engineer.
- O. DRAFT SPECIFICATIONS OUTLINE - prepare 8½" x 11", typed specifications in the Construction Specifications Institute (CSI) format which describe materials, finishes, and workmanship.
- P. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the 35% complete drawings. This will be prepared using historical costs from recent projects.
- Q. SUBMITTAL - submit technical specification and drawings to CITY for review.

OUTPUT: 35% Complete Development submittal for Train Depot Package including:

- Preliminary Architectural Plans, Sections, Elevations, and Details
- Preliminary Construction Plans and Details
- Preliminary Planting Plans and Details

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- Preliminary Irrigation Plans and Details
- Preliminary Signage and Wayfinding Dwgs
- Lighting Plans
- Specifications Outline
- Preliminary Structural Calculations
- Geotechnical and Foundations Report
- Preliminary Civil Plans and Sections
- Preliminary foundation and framing plans
- Opinion of Probable Costs
- Material Boards

TASK 2.PD.2 REVIEW/APPROVAL OF 35% DEVELOPMENT PLANS

Upon completing the Task 2.PD.1 items described above, CONSULTANT will work with the CITY Engineering and Planning staff to incorporate the agreed upon changes to the design based on Planning Department comments, Development Review Committee, and One-Stop meeting.

OUTPUT: *Comment / Response / Resolution matrix*

AS #1 TASK 2.PD.2 TRAIN DEPOT REDEVELOPMENT AND VALUE ENGINEERING

DESIGN REFINEMENT - Team proceeded with 35% based upon the initial site layout plans from reviewed in July 2020. Development of the civil engineering plans, landscape plans, and architectural plans for the station depot parking lot and facility proceeded. While developing the plans, RailPros assisted Anil Verma Associates with additional site development tasks that were not included in the original project proposal including:

- Coordinated fire truck access requirements with Goleta Fire Department staff and included the recommendations into the site plan.
- Revised site plan to include raingardens not included in the original site plan.

As a result, the team spent additional design staff time to revise the plans and complete Task 8. The additional time exceeded the original budget for Task 8. Revised 35% plans were submitted to the City in December 2022. The cost estimate was updated and submitted to the City as well. Upon reviewing the project's 35% cost estimate, the City of Goleta requested that the design team reduce the overall cost of construction. Various changes were made to the site plan including:

- Depot building footprint size and building architectural and structural redesign
- Reduction in parking lot surface area
- Alignment of curb and gutter
- Location of bioswales
- Regrade new site to accommodate changes
- Value Engineering

The Project layout was designed to accommodate the WB 50 vehicle as standard, as designated by The City of Goleta. In late October 2021, Anil Verma Associates met with owners of 30 South Patera Ln (Unit 6) to discuss their access requirements. The existing condition was that WB 67 Vehicles are used to access their site and required to back into LOSSAN's property to make the maneuver. The RailPros team were instructed to do extra design to facilitate this larger vehicle. In addition, the RailPros team were instructed by the City of Goleta to investigate if the larger vehicle was legal in South Patera Ln.

Based upon the value engineered site plan, the team revised the civil, landscape, and architectural plans to work with the new site layout configuration during the 65% complete working drawing development.

TASK 2.PD.3 FINALIZE 35% DEVELOPMENT DESIGN FOR TRAIN DEPOT PACKAGE / SITE

CONSULTANT's team will address CITY and agency comments and prepare final 35% complete design package and submit to CITY.

SCOPE OF WORK

AS #1 TASK 2.PD.3 DRB REVIEW/APPROVAL AND REDESIGN

After Design Team prepared a Final Concept and received general approval from City Council to proceed to 35% Complete drawings, renderings were prepared and a presentation made to the Goleta Design Review Board (DRB). The Design Team made three presentations to the DRB and prepared updated site and facility designs, new graphic perspective views, and PowerPoint presentations for each presentation.

Comments from the DRB was incorporated into the final design and revisions were made for the construction document preparation between 35% to 65% complete design.

OUTPUT: *Revised 35% Complete Development Submittal for Train Depot Package*

TASK 2.PD.4 COMPLETE 35% DESIGN FOR S. LA PATERA LANE (ROADWAY PACKAGE)

CONSULTANT's team will prepare civil and landscape drawings, including drainage, sidewalk, bike lanes, planting, etc. and submit to CITY for review. The team will review site for potential utility conflicts and propose resolutions if needed.

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design concept to resolve outstanding issues, review input from all team members, and develop a base.
- B. PRELIMINARY DEMOLITION PLANS – prepare preliminary demo coordination plans for the roadway.
- C. PRELIMINARY CIVIL PLANS - prepare plan and profile drawings for the preferred alternative design option. Drawings will include, but not be limited to sidewalk work, bike lanes, drainage, and wet utilities.
- D. PRELIMINARY PLANTING PLANS and DETAILS - Prepare preliminary tree planting plans and plant palette legends indicating plant varieties, size, quantity, and locations. Prepare planting details.
- E. PRELIMINARY IRRIGATION PLAN and DETAILS - prepare irrigation diagram indicating zones, mainline routing, and valve locations. Prepare irrigation details of irrigation elements.
- F. DRAFT SPECIFICATIONS - prepare 8½" x 11", typed specifications in the CSI format which describe materials, finishes, and workmanship.
- G. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the design development drawings. This will be prepared using historical costs from recent projects.
- H. SUBMITTAL - submit technical specification and drawings to CITY for review.

OUTPUT: *35% Complete Development submittal for Roadway Package including:*

- Preliminary Construction Plans and Details
- Preliminary Planting Plans and Details
- Preliminary Irrigation Plans and Details
- Preliminary Civil Plans, Profiles, and Sections
- Specifications Outline
- Opinion of Probable Costs

TASK 2.PD.5 REVIEW/APPROVAL OF 35% DEVELOPMENT DESIGN FOR ROADWAY PACKAGE

Upon completing the Task 2.PD.4 items described above, CONSULTANT will work with CITY's Engineering and Planning staff to incorporate the agreed upon changes to the design based on CITY comments at a one-stop meeting. This effort is intended to be concurrent with Task 2.PD.2.

OUTPUT: *Comment / Response / Resolution matrix*

TASK 2.PD.6 FINALIZE 35% DESIGN FOR S. LA PATERA LANE (ROADWAY PACKAGE)

CONSULTANT's team will prepare revised 35% drawings and submit to CITY for review.

OUTPUT: *Revised 35% Complete Development Submittal for Roadway Package*

SCOPE OF WORK

Key Assumptions:

- The Train Depot Site Package and the Roadway Package will be developed separately. The Roadway package is anticipated to be expedited but meetings and coordination will be combined with the Train Depot Package.
- No resubmittal of the 35% is anticipated and comments will be addressed in the 65% submittal.
- Development of a Stormwater Pollution Prevention Plan (SWPPP) (including risk determination, erosion and sediment control plans, etc.) is not anticipated for the Roadway Package.
- Lighting photometric plan to be prepared in future phase (Phase 3).
- Heating, Ventilation and Air Conditioning (HVAC) Plans to be prepared in future phase (Phase 3). Mechanical, Electrical, and Plumbing Engineering design shall begin at the 65% PS&E.
- Landscape plans to provide preliminary plant locations and palette. Irrigation design to begin at 65% PS&E.
- Specifications during 35% phase will consist of an outline of Project Specification List.

PHASE 2.E ENVIRONMENTAL DOCUMENT Duration: 8 Months

In accordance with the City's 2008 Environmental Review Guidelines, CONSULTANT's team anticipates the Roadway Project will qualify for a Categorical Exemption (CE) and will prepare a Notice of Exemption (NOE) in compliance with CEQA. In the event that our research reveals the need for additional documentation under CEQA, CONSULTANT's team would inform CITY and work out an appropriate arrangement to address a possible scope and budget augmentation. For the Train Depot Project, our team anticipates preparation of an Initial Study (IS) to determine whether the project will require a Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR) to meet the requirements under CEQA. For purposes of this scope of work and cost estimate, our team has conservatively assumed that the IS will conclude that an EIR will need to be prepared. It is also noted that preparation of an IS not mandatory prior to preparation of an EIR; if CITY determines that an EIR will be required, preparation of an IS can be eliminated from this scope.

TASK 2.E.1 PREPARE NOTICE OF EXEMPTION

CONSULTANT's team will prepare a NOE for the Roadway Project. The NOE will include a brief project description, a finding that the project is exempt from CEQA, citations to the relevant statutes or guidelines sections that apply, and a statement of reasons to support the findings. CONSULTANT team will prepare a brief memorandum to accompany the NOE that describes compliance of the Roadway Project with the requirements of CEQA Guideline Sections 15300, including Section 15300.2, which contains limitations on the use of CEs in certain circumstances. If technical analyses are determined to be necessary to support the findings of the CE, a scope of work and fee estimate to complete that work can be provided accordingly.

CONSULTANT team will transmit a draft NOE and memorandum to CITY for review via email, and address CITY comments on the NOE and memorandum. Pursuant to Section 15062 of the State CEQA Guidelines, the NOE will not be filed until the Roadway Project is approved. This scope of work assumes that CONSULTANT team will deliver the NOE to the County Clerk and State Clearinghouse and pay the County Clerk filing fees. An electronic copy of the NOE will be forwarded to CITY for its records and documentation.

OUTPUT: *Notice of Exemption*

TASK 2.E.2 PREPARE ADMINISTRATIVE DRAFT EIR

Initial Study

CONSULTANT team will prepare an IS for the Train Depot Project, using the CITY's Environmental Thresholds and Guidelines Manual and the latest environmental checklist included in Appendix G of the CEQA

SCOPE OF WORK

Guidelines. CONSULTANT team will address each checklist item, supporting all conclusions with reasoned analysis. Existing documents and studies will be used to the extent practical, and impacts will be quantified where appropriate. CONSULTANT team will produce five hardcopies of the IS for CITY review and will incorporate CITY comments and submit the IS in electronic form to LOSSAN, SBCAG, and Amtrak for review. CONSULTANT team will address additional comments and finalize the IS for CITY approval.

Notice of Preparation and Scoping Meeting

The Notice of Preparation of an EIR (NOP) will be circulated along with the IS for the required 30-day public review period. CONSULTANT team will be responsible for circulation of the NOP to the State Clearinghouse, County Clerk, and responsible and other concerned agencies. CONSULTANT team will produce up to 25 hardcopies of the IS for distribution. CONSULTANT team will also be responsible for publishing the NOP in a local newspaper and mailing the NOP to property owners/tenants within 1,000 feet of the Train Depot Project site. The cost estimate assumes that printing, noticing, and postage fees will not exceed \$2,000. CONSULTANT team will also make a brief presentation on the Train Depot Project and environmental review process at one public scoping meeting, and will document public comments regarding the EIR scope.

Administrative Draft EIR

CONSULTANT team will prepare the administrative Draft EIR in accordance with the CEQA Guidelines and CITY requirements. The EIR will include the following sections: executive summary, introduction, project description, related projects, environmental impact analysis, and alternatives. For cost estimating purposes, CONSULTANT team assumes that the EIR will focus on direct, indirect, and cumulative impacts to air quality, biological resources, cultural resources, GHG emissions, hazards and hazardous materials, hydrology and water quality, noise, transportation, and utilities (specifically water supply). In addition to discussing impacts from Train Depot Project construction (including demolition of the existing building and parking lot on the project site), the EIR will focus on the environmental benefits, such as decreased GHG emissions, of the train depot based on increased ridership of trains and the corresponding decrease in vehicle miles traveled. CONSULTANT team will model air quality, GHG emissions, and noise impacts to provide a quantitative analysis. The noise analysis will be based on two 15-minute sound measurements that our team will conduct at the Train Depot Project site to determine baseline noise levels. The EIR will analyze impacts of the “no project” alternative and up to three build alternatives.

CONSULTANT team will produce five hardcopies of the administrative Draft EIR for CITY review.

OUTPUT: *Administrative Draft EIR*

T2.E.3 PREPARE REVISED ADMINISTRATIVE DRAFT EIR

Following receipt of CITY comments on the administrative Draft EIR, CONSULTANT team will incorporate comments and submit in electronic form the revised administrative Draft EIR for LOSSAN, SBCAG, and Amtrak review.

OUTPUT: *Revised Administrative Draft EIR*

T2.E.4 PREPARE FINALIZED DRAFT EIR

CONSULTANT team will incorporate comments from LOSSAN, SBCAG, and Amtrak and submit the finalized Draft EIR in electronic form to the CITY for approval prior to printing and distribution of the Draft EIR for public review.

OUTPUT: *Finalized Draft EIR*

SCOPE OF WORK

T2.E.5 NOTICING AND DISTRIBUTION OF PUBLIC REVIEW DRAFT EIR

CONSULTANT team will produce 15 hardcopies of the Draft EIR's Executive Summary (for submittal to the State Clearinghouse), up to 25 hardcopies of the Draft EIR, up to 10 hardcopies of the appendices to the Draft EIR, and up to 50 CDs of the Draft EIR and appendices. CONSULTANT team will prepare the Notice of Availability (NOA) and Notice of Completion for the Draft EIR, and distribute the appropriate documents to the State Clearinghouse, County Clerk, and responsible and other concerned agencies. CONSULTANT team will also be responsible for publishing the NOA in a local newspaper and mailing the NOA to property owners/tenants within 1,000 feet of the Train Depot Project site. The cost estimate assumes that printing, noticing, and postage fees will not exceed \$11,000. CONSULTANT team will attend one public hearing during the public review period.

OUTPUT: *Noticing documentation as described above*

TASK 2.E.6 PREPARE ADMINISTRATIVE FINAL EIR

CONSULTANT team will prepare the administrative Final EIR, including responses to comments received during public review of the Draft EIR and the Mitigation Monitoring and Reporting Program (MMRP) for the Train Depot Project. For estimating, our team has budgeted 160 hours of professional staff time to complete the administrative Final EIR. CONSULTANT team will produce five hardcopies of the administrative Final EIR for CITY review. CONSULTANT team will also prepare the CEQA Findings and, if required, the Statement of Overriding Considerations.

OUTPUT: *Administrative Final EIR*

TASK 2.E.7 PREPARE FINAL EIR

Upon receipt of comments from CITY, CONSULTANT team will prepare and submit the revised administrative Final EIR in electronic form to LOSSAN, SBCAG, and Amtrak for review. CONSULTANT team will incorporate comments from LOSSAN, SBCAG, and Amtrak and submit the finalized Final EIR for CITY approval. Once approved, CONSULTANT team will produce up to 25 hardcopies of the Final EIR, up to 10 hardcopies of the appendices to the Final EIR, and up to 50 CDs of the Final EIR and appendices. CONSULTANT team will distribute the appropriate documents to applicable agencies. The cost estimate assumes that printing and postage fees will not exceed \$10,000.

OUTPUT: *Final EIR*

TASK 2.E.8 CERTIFICATION OF FINAL EIR

CONSULTANT's team will attend one public hearing regarding the certification of the Final EIR. If the Final EIR is certified by City Council, CONSULTANT team will prepare and file the Notice of Determination (NOD) with the State Clearinghouse and County Clerk and provide necessary fees. The cost estimate assumes that fees associated with filing the NOD (including County Clerk processing fee and the California Department of Fish and Wildlife filing fee) not to exceed \$4,000.

OUTPUT: *Notice of Determination*

PHASE 2 ODC's

The following ODC's are included. Any other costs are assumed to be paid for by CITY.

- Travel
- Reproduction & Postage
- Five hardcopies of the administrative Draft EIR for CITY review.
- 15 hardcopies of the Draft EIR's Executive Summary (for submittal to the State Clearinghouse), up

SCOPE OF WORK

to 25 hardcopies of the Draft EIR, up to 10 hardcopies of the appendices to the Draft EIR, and up to 50 CDs of the Draft EIR and appendices.

- 25 hardcopies of the Final EIR, up to 10 hardcopies of the appendices to the Final EIR, and up to 50 CDs of the Final EIR and appendices.

PHASE 3.PM PROJECT MANAGEMENT / COORDINATION / ADMIN Duration: 14 months

CONSULTANT will proceed with the PS&E phase (65% to Final) upon completion of the CITY's review and approval of the preliminary design. The object of the Design will be to:

- Ensure the design development address in every respect the Planning Department review comments
- Advance preliminary design efforts to final agency approved and bid ready Plans, Specifications, and Estimate package including required submittals for reports, matrices, and checklists
- Detail construction phasing plans and identify proposed contractor staging areas.
- Prepare Cost Estimates and materials list

TASK 3.PM.1 PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL

The Project Manager (PM) shall conduct, oversee and manage the performance of the work. Project quality control records will be maintained and provide copies, if requested by CITY. The baseline schedule will be reviewed and approved by the CITY and CONSULTANT team members.

The schedule shall be monitored.

- For Train Depot Package and Site, a 13-month period is assumed (2/15/21 thru 3/17/22) for development of 65% Design, 95% Design, 100% Design, and final bid package.
- For Roadway Package, a 10-month period is assumed (1/18/21 thru 11/23/21) for development of 65% Design, 95% Design, 100% Design, and final bid package.
- For Continuation for Environmental phase and Permitting, a 10-month period is assumed (1/21/21 thru 11/25/21). CONSULTANT team will assist with managing the environmental review process schedule and provide project updates for the environmental analysis for incorporation into the master schedule.

CONSULTANT team will coordinate communication and developing a close working relationship with CITY staff, LOSSAN, SBCAG, and Amtrak. Overall duration for the Phase 3 design and environmental project management schedule is anticipated to be approximately a 14-month period (**1/21/21 thru ~~3/17/2022~~**).

OUTPUT: Updated Baseline Schedule

AMENDED AS#2 TASK 3.PM.1 PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL

The overall project schedule has been extended. In that time, PDT staff participated and continue to participate in additional project bi-weekly meetings and coordination with project stakeholders. Additional sub-consultant management for expanded tasks described in subsequent tasks below.

Task	AS 1 Planned Start	AS 2 Actual Start	AS 1 Planned Completion	AS 2 Actual Completion	Delay
Final Bid Package	12/2021	8/2022	3/2022	9/2023	15 MO

TASK 3.PM.2 MEETINGS

Coordinate and attend all meetings with CITY staff. CONSULTANT's team shall prepare and provide to CITY, standard meeting notes for discussion related to CONSULTANT's team's scope of services. CONSULTANT shall record and document the discussions, decisions and actions agreed to at these meetings. Task specific meetings are identified within the separate tasks.

SCOPE OF WORK

OUTPUT: Six (6) PDT meetings held at the CITY's offices and twenty-two (22) bi-weekly conference calls. Prepare meeting agendas and minutes, action items list, and decision log for six (6) PDT meetings.

TASK 3.PM.3 PREPARE INVOICES PER CITY SPECIFICATIONS

CONSULTANT's Project Manager shall provide monthly progress reports as part of the monthly invoice. The progress reports shall address activities and progress within the recent billing cycle and provide upcoming deliverables and actions.

OUTPUT: Monthly progress reports and invoices.

PHASE 3.FD FINAL DESIGN (BID DOCUMENTS) Duration: 9 to 12 Months

Upon approval of the 35% complete design package by the CITY and other public agencies, CONSULTANT's team shall prepare construction documents (plans and specifications) and submit them to CITY.

TASK 3.FD.1 PRELIMINARY REVIEW DESIGN REVIEW BOARD (DRB) MEETING

As the design review progresses, CONSULTANT will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform to the CITY's vision as well as related requirements and standards.

TRAIN DEPOT PACKAGE (BUILDING AND ADJACENT SITE WORK)

Based on the approval of the project from the CITY, CONSULTANT and CONSULTANT project team will prepare plans, specifications, and estimates (PS&E) to the 65% complete level of detail. PS&E's will be prepared to successfully obtain approvals from all necessary utilities and agencies.

TASK 3.FD.2 65% COMPLETE DESIGN CONSTRUCTION PLANS – DEPOT BUILDING AND SITE

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design.
- B. DEMOLITION PLANS – prepare final demolition coordination plans for site development.
- C. CIVIL GRADING AND UTILITY DESIGN - fire access requirements, wet utilities, grading and drainage plans, accessibility requirements, and curb ramps.
- D. SWPPP – the team will prepare a draft Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) for the agency to submit to the State Water Resources Control Board, who will assign a Waste Discharge Identification number for the project. A Water Quality Technical Report (WQTR) will also be prepared to address post construction water quality.
- E. ARCHITECTURAL DRAWINGS – prepare plans, elevations, and details for Depot Building.
- F. SITE CONSTRUCTION PLANS, DETAILS, AND TYPICAL SECTIONS - prepare construction plans indicating materials, finishes, colors, and detail call-outs in a schedule.
- G. PLANTING/IRRIGATION PLANS and DETAILS - prepare labeled planting plans indicating plant varieties, size, quantity, and locations. Prepare planting details of planting elements. Prepare irrigation plans indicating sprinkler heads, drip systems, piping, valves, and controllers. Prepare irrigation details.
- H. FINAL FINE GRADING PLAN - prepare fine grading plan for design intent purposes. Civil drawings shall include preparing final hydrology, drain sizing, piping, and drainage plans.
- I. LIGHTING AND BUILDING AND SITE ELECTRICAL PLAN, DETAILS, AND SCHEDULES - prepare electrical plans, schedules, and details indicating building, site and accent lighting.
- J. STRUCTURAL DRAWINGS - prepare structural plans and details related to architectural and site elements. Structural design will include calculations, framing plans, foundation plans, sizing of framing members, and coordination with other project disciplines.

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- K. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS – develop drawings to include sizes of ducts, location of runs, identify equipment manufacturer and equipment size. Electrical power and data plans will be prepared to show the proposed lighting and fixtures, proposed security camera system, and will be used to coordinate with the utility companies. Plumbing plans will be prepared to show fixture sizes and to create overall water demands for the project. Coordination with the sustainable design goals will be key to ensure that the project sustainability goals are met.
- L. MONUMENT / SIGNAGE ENLARGEMENT PLAN - prepare an enlargement construction plan indicating materials, finishes, colors, and detail call-outs for the monument signage.
- M. SPECIFICATIONS - prepare 8 1/2" x 11", typed specifications in the CSI format which describe materials, finishes, and workmanship. Provide standard General and Special Conditions of CSI Section 1.
- N. QUALITY ASSURANCE / QUALITY CONTROL – The Project Team will follow CONSULTANT’s Quality Assurance Procedures as set forth in an approved QAP.
- O. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the final design drawings. This will be prepared with contractor’s input using historical costs.
- P. SUBMITTAL - submit technical specification and drawings to CITY for review at the 65% package. One round of revisions will be provided due to CITY comments.

OUTPUT: *Submittal of 65% Design Plans, Specifications and Estimates to CITY for Review.*

TASK 3.FD.3 REVIEW/APPROVAL OF 65% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT’s team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Comment / Response / Resolution matrix.*

AS #1 TASK 3.FD.3 REVISIONS AND CONSTRUCTABILITY REVIEW SUPPORT FOR DEPOT/SITE

To reduce costs and provide efficiency, the project design team recommends to combined the 95% submittal with the 100% submittal. Prior to issue for bid, the City’s CM team will perform a constructability review and the design team will provide responses. The project site developed in complexity during the 35 and 65% design phase. Client requested changes include:

- The project is divided into two major components, the site and La Patera all the way down to Hollister Ave. The site work was scoped and priced accordingly, but client requested changes in the North end of La Patera. This extended the project footprint and added to RailPros task to include work in the roadway area and consider the existing adjacent business.
- Originally the project was scoped as a building along with a parking lot. Client requested additional site development with two large courtyard areas on both side of the building. This added complexity to the project because, unlike a parking lot, these areas need to be no steeper than 2% for ADA and made the grading more challenging.
- Originally the project was scoped to remove all the on-site improvements. Client requested to keep a portion of the of the existing concrete parking area at the West end of the site which complicated the design because it introduces another constraint since we must match to it.
- The Low Impact Development design is more complex and covers a larger area, 10% as opposed to original 3%. The introduction of tree wells at the center of the parking right next to the bioswales complicated the grading.
- Location of the building very close to the LOSSAN ROW which makes grading the connection of

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the depot to the LOSSAN ROW more challenging.

In summary, changes to architectural site layout introduces changes to:

- engineering site plan layout
- site grading
- planter and bioswale locations
- curb-lines and parking stall locations
- catch pit locations and drainage details
- utility layout

RailPros' original budget assumed the only items to be addressed in the 65% design phase would be minimal and consists primarily of incorporating comments from the 65% design submission and constructability review. We have not received comments from a constructability review, or stakeholders, including the City, Fire Department and Public Utilities. These will need to be addressed during the 100% design phase. Additionally, any modifications to design as part of value engineering exercise at this stage will elicit a further round of comments to address.

TASK 3.FD.4 DRB REVIEW/APPROVAL OF 65% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform with CITY's vision as well as related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix.*

TASK 3.FD.5 FINALIZE 95% COMPLETE DESIGN FOR TRAIN DEPOT PACKAGE / SITE

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Revised 95% Complete Development Submittal for Train Depot Package.*

TASK 3.FD.6 DRB REVIEW/APPROVAL OF 95% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform with CITY's vision as well as related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix.*

TASK 3.FD.7 FINALIZE 100% COMPLETE DESIGN FOR DEPOT/SITE

CONSULTANT's Team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Revised 100% Complete Development Submittal for Train Depot Package.*

AMENDED AS#2 TASK 3.FD.7.1 FINALIZE 100% COMPLETE DESIGN FOR DEPOT/SITE

Added Mezzanine Level for hiding utilities and for concealing four large AC units. Design became more complex with design of plenum. Second level plans and additional detailing required for architectural, structural, mechanical, electrical, plumbing, and fire sprinkler layout. The building is publicly viewable from all sides. There were no adequate locations to hide AC units on the ground level without obstructing with

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facility functions and so the units were relocated to the mezzanine level. Further, as the design developed, it became evident that a mezzanine level would be desired to conceal numerous ductwork connections for supply and return air, hide electrical/smoke alarm/communication conduits and plumbing piping, as well as recessing lights, hiding light sources, and recessing fire sprinklers and associated piping.

OUTPUT: *Enhanced 100% Complete Development Submittal for Train Depot Package to include Mezzanine.*

AMENDED AS#2 TASK 3.FD.7.2 INCORPORATE ADDITIONAL NON-GENDERED RESTROOM

Added an additional restroom per City's request and reconfigured interior layout to accommodate post 100% complete drawings. Revised plans and detailing required for architectural, structural, mechanical, electrical, plumbing, and fire sprinkler layout. Reconfigured other restroom and janitors closet to accommodate.

OUTPUT: *Revised 100% Complete Development Submittal for Train Depot Package to include added restroom.*

AMENDED AS#2 TASK 3.FD.7.3 MISCELLANEOUS FACILITY ENHANCEMENTS

Coordinated additional enhancement, including concealing plumbing within structural steel systems, develop bid alternatives based upon fluctuating market conditions to allow options, and additional input from stakeholder groups such as Chumash tribe representatives, Amtrak representatives, and Bike Coalition representatives.

OUTPUT: *Revised 100% Complete Development Submittal for Train Depot Package to include*

TASK 3.FD.8 BID PACKAGING PREPARATION, QC, AND SUBMITTAL FOR TRAIN DEPOT BUILDING PACKAGE
CONSULTANT's Team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Revised Bid Package Submittal for Train Depot Package.*

TASK 3.FD.9 REVIEW/APPROVAL OF BID PACKAGE

CONSULTANT will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform with the CITY's vision and related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix*

TASK 3.FD.10 FINALIZE AND SUBMIT BID PACKAGE FOR TRAIN DEPOT PACKAGE

Submit technical specification and drawings to the CITY at the final (100%) bid package. The final PS&E construction documents will be suitable for bidding.

OUTPUT: *Submit Final Bid Package Submittal for Train Depot Package. Anticipated deliverables include:*

- Meeting Notes and Schedules
- Construction Document Submittals at 50%, 90% and Final Design (100%).
 - Demolition Plans
 - Construction Plans and Details
 - Irrigation Plans and Details
 - Grading and Utility Plans
 - Planting Plans and Details
 - Architectural Plans and Details

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- Structural Plans and Details
- Civil Plans and Typical Sections
- Structural Engineering Calculations
- Specifications
- SWPPP Documentation
- Opinion of Probable Costs
- Signage and Wayfinding Drawings
- Lighting and Electrical Plans and Details
- Mechanical and Plumbing Plans and Details
- Quality Control Documentation
- Structural/Electrical/Mechanical Engineering Calculations

SOUTH LA PATERA LANE INFRASTRUCTURE PACKAGE

TASK 3.FD.11 65% COMPLETE DESIGN CONSTRUCTION PLANS – ROADWAY PACKAGE

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design.
- B. DEMOLITION PLANS – prepare final demolition coordination plans for site development.
- C. CIVIL GRADING AND UTILITY DESIGN - fire access requirements, utilities, grading and drainage plans, accessibility requirements, and curb ramps. A Water Quality Technical Report (WQTR) will be prepared to address post construction water quality.
- D. SITE CONSTRUCTION PLANS, DETAILS, AND TYPICAL SECTIONS - prepare construction plans indicating materials, finishes, colors, and detail call-outs in a schedule.
- E. PLANTING/IRRIGATION PLANS and DETAILS - prepare final labeled planting plans indicating plant varieties, size, quantity, and locations. Prepare planting details of planting elements. Prepare irrigation plans indicating sprinkler heads, drip systems, piping, valves, and controllers. Prepare irrigation details of irrigation elements.
- F. SPECIFICATIONS - prepare 8 1/2" x 11", typed specifications in the CSI format which describe materials, finishes, and workmanship. Provide standard General Conditions and Special Conditions of CSI Section 1.
- G. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the final design drawings. This will be prepared with contractor's input using historical costs.
- H. QUALITY ASSURANCE / QUALITY CONTROL – The Project Team will follow CONSULTANT's Quality Assurance Procedures as set forth in an approved QAP. CONSULTANT Quality Assurance Manager and will be responsible for coordinating all services provided and activities performed by the team.
- I. SUBMITTAL - submit technical specification and drawings to CITY for review at the 65% package. One round of revisions will be provided due to CITY comments.

OUTPUT: *Submittal of 65% Design Plans, Specifications and Estimates to CITY for review.*

Anticipated Plan Set / preliminary list of plan sheets for this project.

Sheet Description

1	Title Sheet
2	Typical Cross-Sections and Pavement Details
3-5	Roadway Plan & Profile
6-9	Construction Details
10-14	Pavement Delineation & Signs
15-18	Planting Plans and Details (If determined to be included)
19-22	Irrigation Plans and Details (If determined to be included)

AS #1 - 3.FD.11 STREET LIGHTING FOR ROADWAY PACKAGE AND DESIGN REVISIONS

The City has requested street lighting be provided along La Patera Lane. The Civil Engineer shall locate and detail light pole fixtures. The Electrical Engineer will provide Power and Grounding Plans as well as coordinate with SCE for services. In addition, civil engineer requests additional services due to the following:

SCOPE OF WORK

- The overall contract term has been extended.
- Costs have increased without adjustment to billing rates. This past year we have seen a substantial increase in costs, specifically labor.
- There are many more meetings that originally scoped, and we anticipate that these meetings will be required for remainder of the project development.
- Multiple 65% design iterations and coordination with City of Santa Barbara and SoCal Gas.
- Separate La Patera into two phased packages.

OUTPUT: Submittal of 95% and 100% Design Plans, Specifications and Estimates to the City of Goleta for review.

TASK 3.FD.12 REVIEW/APPROVAL OF 65% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: Comment / Response / Resolution matrix

TASK 3.FD.13 FINALIZE 95% COMPLETE DESIGN FOR ROADWAY PACKAGE

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: Submittal of 95% Design Plans, Specifications and Estimates to the City of Goleta for review.

AMENDED AS#2 TASK 3.FD.13.1/2 REDESIGN 65% COMPLETE DESIGN FOR ROADWAY PACKAGE

CONSULTANT's Team prepared and submitted 65% Complete design on 1/10/2022. After several additional stakeholder meetings, Civil to revise the 65% design to address additional and new recommendations made by the Santa Barbara Bike Coalition (SB Bike). This change also impacts landscape design. These recommendations refocus (prioritize) bicycle and pedestrian modes of transportation to provide better and more accessible connections to the Goleta Train Depot, and important transportation hub for the City.

OUTPUT: Submittal of revised 65% Design Plans, Specifications and Estimates to the City of Goleta for review.

TASK 3.FD.14 REVIEW/APPROVAL OF 95% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion that all aspects of the design will conform with the CITY's vision as well as related requirements and standards.

OUTPUT: Comment / Response / Resolution matrix

TASK 3.FD.15 FINALIZE 100% COMPLETE DESIGN FOR ROADWAY PACKAGE

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: Submittal of 100% Design Plans, Specifications and Estimates to CITY for review.

TASK 3.FD.16 BID PACKAGING PREPARATION, QC, AND SUBMITTAL FOR ROADWAY PACKAGE

Submit technical specification and drawings to CITY at the final (100%) bid package.

OUTPUT: Submit Bid Package Submittal for Roadway Package

SCOPE OF WORK

TASK 3.FD.17 FINAL REVIEW/APPROVAL OF BID PACKAGE

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion that all aspects of the design will conform with CITY's vision as well as related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix*

TASK 3.FD.18 FINALIZE AND SUBMIT BID PACKAGE FOR ROADWAY PACKAGE

Submit technical specification and drawings to CITY at the final (100%) bid package. The final PS&E construction documents will be suitable for bidding.

AS #1 TASK 3.FD.19 – SUPPORT LEED SILVER OR GOLD CERTIFICATION

The project is seeking LEED v4 BD+C certification at the Silver level minimum, with a goal of Gold. The design team is requesting services from Brightworks to guide the LEED program tracking, documentation coordination, and application during the design phase of the project. While Anil Verma has already prepared a LEED scorecard and provided sustainability coordination meetings amongst the design team, Brightworks will take over during the beginning of the 100% Design phase. Scope of services include:

- LEED PROGRAM AND KICKOFF - Brightworks will review the project's current design documents relative to the LEED v4 rating system and the LEED Scorecard prepared by the design team. A focused LEED Kick-off meeting with the owner and essential members of the design and construction team to review and discuss the preliminary LEED Scorecard relative to the current design and the owner's interests and goals. This meeting will set a tone of collaborative to be carried out over the course of the project. For each and all of the prerequisites and targeted credit strategies, Brightworks will capture critical information about the design relative to LEED requirements, issues to resolved, action items and responsible team member firm(s). After the LEED Kick-off, an updated LEED Scorecard & Program Summary will be prepared.
- DESIGN PHASE LEED INTEGRATION AND MANAGEMENT - Brightworks will work with team members to provide guidance and direction on implementation of strategies to achieve LEED certification. Brightworks will actively track and coordinate team member responsibilities for analysis of sustainability strategies. Brightworks will also coordinate the development of LEED documentation to demonstrate rating system compliance. Brightworks will see that issues for discussion and resolution are documented and distributed to the project team on a regular basis in coordination with the project schedule. Brightworks will facilitate up to six (6) LEED Update Meetings during design phase in-person or virtually and participate in targeted, periodic design team meetings by teleconference to address LEED agenda coordination issues and delivery of final completed documentation.
- RESEARCH, SUPPORT, AND COST ANALYSIS - Investigating and evaluating alternative strategies that meet project goals and fulfill LEED requirements is critical to the success of a LEED project. Brightworks will manage the evaluation of LEED strategies, and assist the team in determining appropriate sustainability strategies are selected. Brightworks will conduct research and provide professional opinions on:
 - Opportunities for advantageous switches from LEEDv4 to v4.1 credit paths
 - Project precedence where similar LEED strategies have been employed
 - Compliance paths for LEED Innovation, Pilot and Exemplary Performance Credits
 - LEED credit interpretations based upon available GBCI data, Brightworks project experience, and formal Credit Interpretation Rulings (CIRs)
 - Green power and carbon offset quotes

SCOPE OF WORK

Brightworks will serve as the project representative in formal inquiries to the US Green Building Council to provide the project team with interpretations and updates on GBCI rulings.

- Brightworks will provide Division 1 Specifications to define the LEED process and contractor responsibilities for this project. These will include:
 - 018114 Sustainable Design Requirements
 - 017419 Construction Waste Management
 - 018119 Construction Indoor Air Quality Management

Brightworks will conduct LEED Specification and Drawings Reviews to confirm inclusion of the LEED requirements into the construction documents. Brightworks will work with the architects' specifications writers at desired points in the schedule to integrate the LEED submittal requirements for material-related performance. Reviews will occur at milestone deliverables including 65% design, 100% design, and one final backcheck.

- Brightworks will coordinate documentation efforts by the project team to submit a design phase review to GBCI at the completion of Permit Documents. Brightworks will assist with documentation completion for some credits, but we cannot document LEED prerequisites or credits requiring engineering calculations or confirmation of completion by a licensed expert. Brightworks will review all documentation prior to submitting for review, engaging in an internal peer review process to minimize the potential for rejection of submittals by GBCI. Once we have determined that the project documentation is complete, we will submit the project for LEED review and advise the project team on responses to comments returned by GBCI in the review process. Brightworks will make sure submittals are complete, consistent, and finished in a timely manner so that design phase credits can be awarded with three to six months of the completion of Permit Documents.

Project Assumptions:

- Energy model for compliance with LEED prerequisite Minimum Energy Performance and credit Optimize Energy Performance is performed by MEP firm or a third-party energy modeling consultant. Brightworks is not conducting energy modeling for LEED compliance or for Title 24 code compliance.
- Scope of services does not include construction-phase LEED services. Scope of services includes only tasks up to final review and approval of the design-phase LEED application and associated credits. Brightworks can provide a scope of services and fee proposal for construction-phase LEED certification management upon request.
- Design team to register the project in the LEED Online portal. Fees to USGBC shall be provided by the City either directly or as an ODC reimbursed to the design team.

The Design Team will support Brightview in attending up to three meetings and preparing one submission of drawing package for documentation relating to our Scope of Works in support of LEED application.

OUTPUT: *Submittal of 95% Design Plans, Specifications and Estimates to the City of Goleta for review.*

AMENDED AS #2 TASK 3.FD.19.1 LEED COORDINATION

Additional Allowance for Sustainability Sub-Consultant for LEED Credit Packaging and submission during design phase to GBCI's website.

OUTPUT: *LEED Submission to GBCI*

SCOPE OF WORK

AS #1 TASK 3.FD.20 – FIRE PROTECTION DESIGN DRAWINGS / SPRINKLER DESIGN

The Design Team shall develop Fire Protection sprinkler drawings, including floor plans, riser diagrams, details, and general notes. These drawings will identify the work to coordinate with the plumbing design drawings. Block diagrams will be represented in the floor plans with the required fire hazard hydraulic criteria. The consultant's sprinkler scope drawings are scope in nature, and the Sprinkler Contractor in combination with the contractor's Sprinkler Engineer of Record (EOR) shall prepare the detailed hydraulic calculations with pipe sizing and the sprinkler head placement. The Sprinkler Contractor (the installed Engineer-of-Record) is assumed to submit the Final Drawings to the all-necessary agencies and the insurance carrier for Final approval.

OUTPUT: *Submittal of 100% Design Plans, Specifications and Estimates to the City of Goleta for review.*

ROADWAY PACKAGE ASSUMPTIONS:

- A. *No permits are anticipated for Roadway Package. This is a CITY project. The roadway work is within the existing CITY right-of-way. The CITY's internal review process includes a review by Public Works.*
- B. *DRB meetings are anticipated to address: cross-section elements and widths (sidewalk, bike lanes, parking and travel lanes); parkway/planter options and street lighting.*
- C. *Utility relocations are not anticipated. The roadwork involves new curb, gutter and sidewalk. The existing utility poles and overhead lines are anticipated to be protected in place however coordination with the utility agency may be required to provide alternative supports. CONSULTANT team will identify utility-project conflicts, if they occur, and notify the project team and utility owner.*
- D. *While surface drainage is anticipated, below grade storm drain systems are not anticipated.*
- E. *Additional impervious area is less than the thresholds for engineer-prepared water pollution and erosion control plans. Design will incorporate pervious pavement, bio-retention areas or drywells, as recommended by the geotechnical engineer.*

OUTPUT: *Submit Final Bid Package Submittal for Roadway Package. Anticipated deliverables include:*

- Meeting Notes and Schedules
- Construction Document Submittals at 50%, 90% and Final Design (100%).
 - Demolition Plans
 - Construction Plans and Details
 - Irrigation Plans and Details
 - Civil Plans, Profiles, and Typical Sections
 - Grading and Utility Plans
 - Planting Plans and Details
 - Specifications
- Quality Control Documentation
- Opinion of Probable Costs
- Structural/Electrical Engineering Calculations

PHASE 3.P

PERMITS

Duration: 3 Months

Upon approval of the 100% complete design package by CITY and other public agencies, CONSULTANT shall prepare construction documents (plans and specifications) and submit them to CITY.

TASK 3.P.1A SECURE CITY PUBLIC WORKS APPROVAL FOR ROADWAY PACKAGE

The complete plan check submittal will be provided to the CITY's Public Works Department including the civil, utilities, irrigation, and landscaping. CONSULTANT team will receive plan check approvals from required CITY divisions and outside agencies as needed for construction building permits.

OUTPUT: *Approved Roadway Package*

SCOPE OF WORK

TASK 3.P.1B SECURE CITY DEVELOPMENT PERMIT FOR TRAIN DEPOT PACKAGE

The complete plan check submittal will be provided to CITY Building Department including the architectural, civil, mechanical, structural, electrical, plumbing, irrigation, and landscaping. CONSULTANT team will receive plan check approvals from required CITY divisions and outside agencies as needed for construction building permits.

OUTPUT: Approved Train Depot Package

SECURE OTHER PERMITS

TASK 3-P-2A SBCAPCD EXEMPTION

CONSULTANT's team will coordinate with the Santa Barbara County Air Pollution Control District (SBCAPCD) to file the appropriate permit or exemption for the Roadway Project and the Train Depot Project. It is anticipated that these projects will not include any stationary emission sources or emission-generating activities that would require a permit; therefore, for cost estimating purposes, CONSULTANT's team assumes that filing an exemption will be appropriate for each of these projects.

TASK 3-P-2 CONSTRUCTION GENERAL PERMIT COMPLIANCE

CONSULTANT's team will assist the CITY with filing the required documents for a Notice of Intent (NOI) on the SMARTS database for the Train Depot Project. CONSULTANT's team will prepare a site-specific Stormwater Pollution Prevention Plan (SWPPP) in compliance with the Construction General Permit 2009-0009-DWQ (as amended by Order No. 2010-0014-DWQ and Order No. 2012-0006-DWQ). SWPPP preparation will include conducting applicable research, review and calculations, and developing applicable appendices and attachments (e.g., phase specific sampling and monitoring plans, spill response plan, and Water Pollution Control Drawings). SWPPP will address the site-specific risk level assessment and develop a plan for inspection and compliance requirements. CONSULTANT's team will also prepare a Construction Site Monitoring Plan (CSMP) for each of the projects that will include the visual monitoring requirements and schedule to conduct SWPPP inspections necessary to comply with the Construction General Permit. The soil disturbance for the Roadway Package is intended to be less than 1 acre and so a Contractor prepared Water Pollution Control Plan is appropriate for construction. No specific engineer-prepared reporting is anticipated for the Roadway Package.

AMENDED AS#2 TASK 3-P-2.1 STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

CONSULTANT's team will prepare a site-specific Stormwater Pollution Prevention Plan (SWPPP) in compliance with the Construction General Permit. Additional information required by the state for projects starting construction after September of 2023 will be addressed.

AMENDED AS#2 TASK 3-P-2.2 MISCELLANEOUS GEOTECHNICAL SERVICES

Provide geotechnical review and comments of structural drawings. Backcheck and prepare memorandum of certification of structural drawings. Provide geotechnical site visit, inspection, review, and recommendations for treatment of concrete paving to be protected and remain.

OUTPUT: Geotechnical Certification. Memorandum of recommendations for existing concrete

TASK 3-P-3 CONSISTENCY DETERMINATION WITH SANTA BARBARA AIRPORT

CONSULTANT's team will review all applicable documents, including the Santa Barbara County Airport Land Use Compatibility Plan and Santa Barbara Airport Master Plan, to determine compatibility of the Roadway Project and the Train Depot Project with the Santa Barbara Airport. This task includes an analysis of all compatibility factors, including overflight, airspace protection, noise, and safety. CONSULTANT's team will prepare a brief memorandum for each project to discuss findings.

SCOPE OF WORK

TASK 3-P-4 BIOLOGICAL PERMITTING MEMORANDUM

CONSULTANT's team will investigate whether the Roadway Project and the Train Depot Project will require biological permits under federal and state statutes such as the Clean Water Act, Endangered Species Act, California Endangered Species Act, Porter-Cologne Water Quality Control Act, and California Fish and Game Code. CONSULTANT's team biologists are extremely familiar with the biological resources of CITY, and CONSULTANT believes that it is highly unlikely that either of the project sites has potential to support listed species or regulated aquatic resources. Under this task, CONSULTANT's team will prepare a memorandum for each project describing the biological regulatory context and substantiating why no federal or state biological permits are required. In the unlikely occurrence that a regulated biological resource is present on one of the sites, CONSULTANT's team will work with the CITY to address the resource in the most beneficial manner for the applicable project. If resources cannot be avoided and permits are needed, CONSULTANT will work with CITY and permitting agencies to ensure that permits are timely and reasonably conditioned. While permitting is not anticipated, they can be conducted under a separate authorization.

PHASE 4.A BID ASSISTANCE 3 Months

CONSULTANT's team will support CITY during bidding and continue all project controls and reporting as required. CONSULTANT will participate in stakeholder coordination as needed and manage all requests, information, and coordination with our subconsultants. Assistance is not currently part of the scope and excluded at this time.

TASK 1 PRE-BID MEETINGS – attend a pre-bid meeting coordinated by City staff.

TASK 2 BIDDING SUPPORT (Single Package) – consultant to provide necessary interpretations to bidding contractors and subcontractors. Issue addenda as required. (One Round of comments)

TASK 3 ADDENDA/REVISIONS - provide clarification, revisions, and addenda, as needed, to the Construction Documents.

TASK 4 REVIEW BIDS AND EVALUATE LOWEST RESPONSIBLE BIDDER - AVA will assist the City in analysis of the bids and assist the City in recommending the lowest responsible bidder.

OUTPUT: Pre-Bid Clarifications and Bid Addenda, Review Comments

PHASE 5.1 DESIGN SUPPORT UNDER CONSTRUCTION 20 Months

CONSULTANT's team will support CITY and Construction Manager during construction and continue all project controls and reporting as required. CONSULTANT will attend the Pre-Construction Meeting at CITY, participate in stakeholder coordination as needed, and manage requests, information, and coordination with Consultant Team.

Subtask 5.1.1 Pre-Construction Meeting and regular Construction meetings Weekly

CONSULTANT's team Project Manager and Project Architect will attend the Pre-Construction Meeting at the City. We will draft an agenda for distribution to and comments by the City's Project Manager. The meeting agenda will be finalized incorporating City comments. Meeting minutes will be prepared documenting decisions and action items agreed upon during the meeting, and will be distributed to the Project Development Team. Consultant Team Project Manager and as-needed team members to attend up to eighty (80) weekly virtual meetings.

OUTPUT: Participation at Pre-Construction in-person Meeting, meeting agenda and meeting minutes. Attend weekly construction virtual meetings.

SCOPE OF WORK

Subtask 5.1.2 Regular Jobsite Meetings and Job Observation Visits

CONSULTANT's team will attend regular jobsite meetings and perform site observations of the construction. Assume up to Forty-eight (48) Site visits during the construction phase as follows:

- Architectural (Assume up to twenty (20) on-site meetings and/or Site Visits)
- Landscape/Depot (Assume up to eight (8) Site Visits)
 - Pre-Construction or "Kick-Off" meeting.
 - Completion of soil preparation and fine grading. Major layout of hardscape elements.
 - Nursery visit for tree tagging.
 - Planting layout.
 - Irrigation trench and mainline installation.
 - Irrigation sprinkler coverage test.
 - Approval to begin the maintenance period.
 - End of maintenance or "Turnover Walkthrough".
- Mechanical / Plumbing (Assume up to three (3) Site Visits)
- Fire Protection (Assume up to two (2) Site Visits)
- Electrical/Depot (Assume up to four (4) Site Visits)
- Civil for Depot (Assume up to two (2) Site Visits)
- Structural (Assume up to three (3) Site Visits)
- Geotechnical (Assume up to four (4) Site Visits)
- Lighting (Assume up to two (2) Site Visits)

OUTPUT: Attend jobsite meetings and provide site observations reports as needed.

Subtask 5.1.3 RFI, CO, and CR Review

When requested in writing by the City, we will review and respond to Requests for Information (RFIs), Change Requests (CR), Contractor progress payment requests, or Contract Change Orders (CCO). AVA will review and respond to RFIs, CRs, and COs. Assume up to 85 RFIs for disciplines included as listed in 5.1.2.

OUTPUT: Review and respond to RFIs, CRs, and COs. Responses will be provided in PDF format.

Subtask 5.1.4 Shop Drawing and Submittal Review

When requested in writing by the City, the project team will review shop drawings and submittals for the project, as requested by the City. Shop drawings and submittals will be reviewed for conformance with the project bid documents. Assume up to 100 Submittals/Shop Drawings for disciplines included as listed in 5.1.2.

OUTPUT: Review and respond to Shop Drawings and Submittals. Review comments will be provided in PDF format.

Subtask 5.1.5 Prepare Construction Bulletins and Construction Correction Notices

CONSULTANT's team prepare construction bulletins as needed and construction correction notices as needed up to the hours allotted on the fee schedule.

OUTPUT: Bulletins and Correction Notices

Subtask 5.1.6 LEED Documentation and Monthly Meetings

CONSULTANT's team will assist the City and Contractor during the construction phase to confirm all LEED documentation is completed and submitted as required. Attend Monthly Sustainability Team Meetings with Contractor's assigned sustainability coordinator.

OUTPUT: Submittal of LEED Project Documentation as required. Attend up to twelve (12) virtual meetings.

SCOPE OF WORK

Subtask 5.1.7 Final Site Walk and Punch list

CONSULTANT's team will complete a final site walk at substantial completion of construction. The site walk will be performed with the City Project Manager or Construction Inspector. CONSULTANT's team will create a comprehensive list of items needed to be complete to meet all project permit requirements and design objectives.

OUTPUT: *Final site walk and punch list items to be completed.*

PHASE 5.2 RECORD DRAWINGS AND PROJECT CLOSEOUT

Subtask 5.2.1 Review As-Builts

CONSULTANT's team will review as-built submittal prepared by contractor for completion in accordance with the contract documentation requirements.

OUTPUT: *Review and Respond to Contractor provided As-Builts.*

Subtask 5.2.2/5.2.3/5.2.4 Substantial Completion Support, Project Closeout, RECORD DRAWING PREPARATION

Upon completion of the construction contract, CONSULTANT will prepare record drawings by updating the original project "as- advertised" plan sheets showing changes that occurred during construction. Record drawings will be prepared by transferring the updates from red-marked plans received from CITY and markups recorded by the project team during construction. The record drawings will be completed in the as-advertised project CADD AutoCAD files. "Record Drawing" cells will be included on each plan sheet and updates will be clouded to provide distinction from the original design.

OUTPUT:

- *One (1) 11"x17" set of record drawings for submittal to CITY for both the Train Depot Package and the Roadway Package.*
- *One set of final record drawings in PDF format.*
- *One set of record drawing CADD files in AutoCAD 2010 format.*

Subtask 5.1.5 LEED Certification Closeout

CONSULTANT's team will follow up with LEED documentation determination and coordinate with assigned USGBC Agent to revise and resubmit supplementary Documentation if needed for achieving a LEED Silver Award at a minimum.

OUTPUT: *Respond to USGBC Comments and revise LEED Submittals. Help closeout final certification determination.*

SCHEDULE 2 – ASSUMPTIONS AND OUT-OF-SCOPE ITEMS

The following are assumptions or expressly excluded from the scope of services "Schedule 1:"

- A. PACKAGING - the project is assumed to be designed as two separate packages, a single package for the Train Depot site and two packages for the Roadway (within right-of-way) utilizing CAD or Revit software.
- B. FEES - payment of any governmental fees, permits or assessments to be by others.
- C. CHANGES - CITY or outside agency changes in program, schedule, consultant team or redesign.
- D. OPTIONAL NEPA COMPLIANCE TASK - If the CITY also obtains federal funding, CONSULTANT team will prepare required NEPA compliance documentation for the project. Scope of work assumes preparation of a NEPA Categorical Exclusion (CE) supported by the following standalone technical studies: Stormwater Data Report, Water Quality Assessment Report, Air Quality Technical Memorandum, Greenhouse Gas/Climate Change Study, Noise Technical Study, Initial Site Assessment, Natural Environment Study, Archaeological Survey Report, Historical

SCOPE OF WORK

Resources Evaluation Report, Historic Property Survey Report, and Visual Impact Assessment Report.

- E. BORING TRAFFIC CONTROL - "No Parking" signs will be placed in areas of borings a minimum of 48 hours in advance. CONSULTANT requests that CITY provide towing services in the event that a vehicle is parked in the work area in addition to providing barricades. Due to the depth of the static groundwater level, we do not anticipate needing a drilling permit from the County of Santa Barbara.
- F. TENANT IMPROVEMENTS – not a part, will be negotiated if out of sequence.
- G. CONSTRUCTION-PHASE SERVICES FOR "**SOUTH LA PATERA LANE PACKAGE**" **NOT IN CONTRACT**: It is understood and agreed that the design process cannot be completed until the Project which is the subject of this Agreement is actually constructed. It is further understood and agreed that, if construction-phase services are provided for under this Agreement, such services are essential to the completion of the professional services for which CONSULTANT is being retained. CITY acknowledges that the premature termination of CONSULTANT's services prior to substantial completion of the Project will significantly increase the risk of loss resulting, among other causes, from misinterpretation of the intent of the design, unauthorized modifications, and failure to detect errors or omissions in the plans and specifications before they become costly mistakes built into the Project. Therefore, CITY agrees that, if the services to be provided by CONSULTANT under this Agreement do not include construction-phase services, or, if this Agreement is terminated prior to substantial completion of the Project, CITY will indemnify CONSULTANT and hold CONSULTANT harmless from and against any and all claims, demands, losses, costs, liabilities and damages, including, without limitation, reasonable attorneys' fees and expenses and excepting only those claims, demands, losses, costs, liabilities and damages arising out of the negligence of CONSULTANT.–
- H. CONSTRUCTION-PHASE AND CLOSEOUTSERVICES FOR "**GOLETA TRAIN DEPOT PACKAGE**" **INCLUDED HEREIN**: Consultant to provide Design Services During Construction for the Goleta Train Depot Package as described in Phases 5.1 and 5.2. ~~PREPARATION OF AS-BUILT DRAWINGS – Not a part of these services. CONSULTANT shall review the Record Drawings prepared by the landscape contractor for completeness in accordance to the specs. Preparation of Record Drawings will be prepared under future services.~~
- I. SCHEDULE – Deliverable timelines set herein are based upon schedules set forth in the CITY's RFP. CONSULTANT shall plan to follow milestones set herein but shall not be held responsible for schedule delays caused by stakeholders, construction delays, or other third-party impacts that are outside CONSULTANT's control. Some adjustments have been indicated herein based upon delayed start date. Adjusted schedule to be developed.
- J. CONSULTANT's team will apply sustainable principles at each scale of design to achieve critical resource reductions. CONSULTANT's team will consider sustainable concepts and discuss with CITY on how each concept will contribute to the project's sustainable goals. The team will meet the CITY's requirement of meeting LEED Silver Standards for potential Certification. Certification documentation and submittal not included but can be provided as an optional service.
- K. In September 2013, the Governor's Office signed Senate Bill 743 into law, starting a process that fundamentally changes the way transportation impact analysis is conducted under the California Environmental Quality Act. Within the State's CEQA Guidelines, these changes include the elimination of auto delay, Level of Service (LOS), and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant traffic impacts. SB 743 identifies Vehicle Miles Traveled as the most appropriate CEQA transportation metric, along with the elimination of Auto Delay/LOS for CEQA purposes statewide. The justification for this paradigm shift is that auto delay/LOS impacts lead to improvements that increase roadway capacity and therefore induce more traffic and greenhouse gas emissions. The California Governor's Office of Planning and Research has provided guidance to implement SB 743. Per OPR's revisions to the CEQA guidelines, a lead agency may elect to be governed by the VMT guidelines immediately. However, beginning July 1, 2020, the VMT guidelines shall apply Statewide. To date, the City has not adopted a methodology or corresponding thresholds of significance for purposes of evaluating the potential traffic impacts of development projects based on VMT. Accordingly, this proposal assumes the analysis of project-related traffic impacts will be prepared based on the City's current LOS-based methodology and thresholds of significance.
- L. **As-Built**s by Construction Contractor shall be **RED Marked Contract Drawings**. Drawings referenced to **SHOP DRAWINGS** or **RFI NOTES** as a means of preparing **RECORD DRAWINGS** shall be rejected.

SCOPE OF WORK

PROPOSAL
PROFESSIONAL DESIGN SERVICES FOR THE
GOLETA TRAIN DEPOT PROJECT, CITY OF GOLETA, CA

~~May 22, 2019, May 15, 2022~~
~~May 25, 2023~~
AMENDED: June 24, 2024

SCHEDULE 3 - FEES

Fees are budget amounts estimated for the services described. The work will be provided on a task basis with an agreed hourly allowance amount for each task appropriate to a detailed scope prepared at that time. Contract and payment terms according to mutual agreement.

TIME AND MATERIALS FEE ESTIMATE

PHASE 1.PM	PROJECT MANAGEMENT PHASE 1	\$72,059.00
AS#1 PHASE 1.PM	(RailPros) \$10,806.00	
PHASE 1.PD	PRELIMINARY DESIGN	\$281,150.00
PHASE 1.PE	PRELIMINARY ENVIRONMENTAL / TECHNICAL STUDIES	\$96,938.00
AS #2 AMENDED PHASE 1.PE.4G	FINAL DESIGN (ROADWAY PACKAGE-TRAFFIC ENGR)	\$2,086.00
PHASE 2.PM	PROJECT MANAGEMENT PHASE 2	\$91,890.00
PHASE 2.PD	PRELIMINARY DESIGN (35% TRAIN DEPOT PACKAGE)	\$429,387.00
AMENDED PHASE 2.PD	PRELIMINARY DESIGN (35% TRAIN DEPOT PACKAGE)	\$86,938.00
PHASE 2.PD	PRELIMINARY DESIGN (35% ROADWAY PACKAGE)	\$47,276.00
PHASE 2.E	ENVIRONMENTAL DOCUMENTATION	\$138,031.00
PHASE 3.PM	PROJECT MANAGEMENT PHASE 3	\$139,708.00
AS #1 PHASE 3.PM	PROJECT MANAGEMENT PHASE 3	\$10,000.00
AS #2 AMENDED PHASE 3.PM	PROJECT MANAGEMENT PHASE 3	\$15,500.00
PHASE 3.FD	FINAL DESIGN (65%, 95%, 100% TRAIN DEPOT PACKAGE)	\$783,173.00
AS #1 PHASE 3.	FD FINAL DESIGN (65%, 95%, 100% TD PACKAGE)	\$86,151.00
AS #1 PHASE 3.FD.19	LEED CERTIFICATION (TRAIN DEPOT PACKAGE)	\$56,836.00
AS #2 AMENDED PHASE 3.FD.19.1	TRAIN DEPOT PACKAGE-LEED CONSULTANT	\$5,000.00
AS #1 PHASE 3.FD	FIRE PROTECTION DESIGN (TRAIN DEPOT PACKAGE)	\$32,331.00
PHASE 3.PD	FINAL DESIGN (65%, 95%, 100% ROADWAY PACKAGE)	\$137,420.00
AS #2 AMENDED PHASE 3.FD.13.1	FINAL DESIGN (ROADWAY PACKAGE-CIVIL)	\$45,000.00
AS #2 AMENDED PHASE 3.FD.13.2	FINAL DESIGN (ROADWAY PACKAGE - LANDSCAPE)	\$5,500.00
AS #1 PHASE 3.PD	LIGHTING FOR ROADWAY PACKAGE AND REVISIONS	\$34,650.00
AS #2 AMENDED PHASE 3.FD.7.1	FINAL DESIGN (100% TRAIN DEPOT PACKAGE-MEZZANINE)	\$48,000.00
AS #2 AMENDED PHASE 3.FD.7.2	FINAL DESIGN (100% TRAIN DEPOT PACKAGE-RESTROOM)	\$38,000.00
AS #2 AMENDED PHASE 3.FD.7.3	FINAL DESIGN (100% TRAIN DEPOT PACKAGE-MISC.)	\$49,000.00
PHASE 3.P	PERMITS	\$45,006.00
AS #2 AMENDED PHASE 3.P.2.1	SWPPP (TRAIN DEPOT PACKAGE-GEOTECHNICAL ENGR)	\$4,500.00
AS #2 AMENDED PHASE 3.P.2.2	MISCELLANEOUS GEOTECHNICAL SERVICES	\$3,000.00
PHASE 4A	BID ASSISTANCE	\$61,245.00
PHASE 4A	DESIGN SERVICES DURING CONSTRUCTION	\$497,086.00
PHASE 4A	PROJECT CLOSOUT AND RECORD DRAWING PREPARATION	\$147,936.00
	ESTIMATED FEE	<u>\$2,262,038.00</u>
	MOD #1 ESTIMATED FEE	<u>\$378,957.00</u>
	MOD #2 ESTIMATED FEE	<u>\$215,586.00</u>
	MOD #3 ESTIMATED FEE	<u>\$645,022.00</u>
	AMENDED ESTIMATED TOTAL FEE	<u>\$3,501,603.00</u>
STAGE 4B	DESIGN SUPPORT UNDER CONSTRUCTION	NIC / TBD
STAGE 4C	RECORD DRAWINGS AND PROJECT CLOSEOUT	NIC / TBD

SCOPE OF WORK**ODCs / REIMBURSABLE EXPENSES:**

Reproductions, CADD plots, mileage, travel costs, shipping expenses are in addition to the fee amount at cost plus 10% or directly charged Client account.

REIMBURSABLE ALLOWANCE	<u>\$95,492.00</u>
ADDITIONAL ODCs / REIMBURSABLE EXPENSES:	
MOD #2 AMENDED REIMBURSABLE ALLOWANCE	<u>\$4,336.00</u>
MOD #3 AMENDED REIMBURSABLE ALLOWANCE	<u>\$8,800.00</u>
TOTAL NOT-TO-EXCEED AMOUNT	<u>\$2,736,487.00 \$2,956,409.00 \$3,610,231.00</u>

Sincerely,

Anil Verma Associates, Inc.

By: Anil Verma, FAIA, President

By: Nandini Verma, Secretary

Date: 06/24/2024

Date: 06/24/2024

NOTE: Refer to attached hourly task matrix breakdown for billing rates and reimbursable breakdown. Costs are broken down by task and by consultant / discipline. Markup of 10% has been applied to sub-consultants for Civil Engineering, Survey Environmental, Hydrology, Traffic, Geotechnical Engineering, and Support for Structural Engineering. AVA, as prime, has Architecture, Landscape Architecture, Structural Engineering, Plumbing, Mechanical, and Estimators in house.

EXHIBIT B-1 SCHEDULE OF FEES

THE GOLETA TRAIN DEPOT PROJECT (DSDC) Date: June 24, 2024																																	
TASK DESCRIPTION:		ARCHITECTURE, LANDSCAPE, MECH., ELECT., PLUMB. ENGR, FP.											CIVIL ENGR (DEPOT SITE)					STRUCTURAL ENGR			LIGHTG	GEOTEC	LEED SUPPORT										
TASK NO.	SUB-TASK DESCRIPTION	Total Hours (TEAM)	LABOR H LABOR HOURS (AVA)											LABOR HOURS (RAILPROS)					LABOR HOURS (SES)			LDA	ENGE0	LABOR HOURS (BW)					BY TASK				
			Total Hours (AVA)	Principal-in-Charge (AVA)	Project Manager (AVA)	Sr. Architect (AVA)	CAD Technician (AVA)	Sr. Electrical Engineer (AVA)	Mechanical Engineer (AVA)	Plumbing Designer (AVA)	Sr. Landscape Arch. (AVA)	Cost Support (NIC)	Total Hours (RP)	Civil Project Manager	Civil Discipline Lead (Railpros)	Engineer III (Railpros)	Engineer II / Project Controls (Railpros)	Total Hours (SES)	Senior Structural Engineer	Senior Structural Engineer	CAD Support	Total Hours (LDA)	Total Hours (ENGE0)	Total Hours (Bright Works)	Principal	Sr. Project Manager / Sr. Energy Analyst	Project Manager / Material Specialist						
Phase 5 – Design Support Under Construction / Project Closeout																																	
PHASE 5.1 – Design Support Under Construction																																	
\$475,490.20																																	
5.1	Sched., Tracking, Invoicing, Reports (18 Mos)	112	28	4	24										72	24	24		24													Escalation	
\$10,414.54																																	
5.1.1	Construction Virtual Mtgs (up to 80) - Wkly for 19 mos.	300	252	12	80	80									36	8	20	4	4												Sub-Mngmt		
\$11,180.99																																	
5.1.2	Regular jobsite mtgs and observation visits (site visits assumed/20-arch, 10-LS, 3-MP, 6-Elect, 2-Depot Civil, 5 RW Civil, 3-Struct, 2-LTG, 4-Geotech)	490	408	14	120	140									24		24															\$497,085.72	
5.1.3	Requests for Information (up to 95 RFI's)	371	254	4	40	100									81	4	6	50	21														
5.1.4	Submittals (up to 117 Submittals/Shop Drawings reviews)	605	398		80	150									158	6	20	72	60														
5.1.5	Contract Design Modifications (Allowance)	185	136	4	40	20	32								41	4	5	8	24														
5.1.6	Final LEED Coord. & Docs (12 Virtual Mtgs)	203	96		20	16									28		8	14	6													Escalation	
\$41,419.90																																	
PHASE 5.2 – Project Closeout																																	
\$137,805.09																																	
5.2.1	Review As-Builts (Shall be redlined by contractor. RFI References to be rejected)	122	80		8	24									34	2	8	10	14														
5.2.2	Substantial Completion Support	158	86	2	16	24	6								56	16	16	24															
5.2.3	Project Close-Out Support	93	50	2	16	8									23	1	6	12	4														
5.2.4	Project Record Drawing Preparation (Allowance)	312	244		16	24	120								52	2	4	10	36														
5.2.5	LEED Certification Closeout	36	18		2										0																		
\$52,536.19																																	
\$7,473.08																																	
\$3,240.44																																	
\$20,022.77																																	
\$23,702.63																																	
\$34,070.42																																	
\$433,027																																	
\$109,270																																	
\$31,983																																	
\$6,400																																	
\$14,175																																	
\$18,440																																	
\$2,050																																	
\$2,500																																	
\$1,000																																	
\$250																																	
\$550																																	
\$0																																	
\$4,500																																	
\$2,500																																	
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\$250																																	
\$550																																	
\$0																																	
\$0.00																																	
\$8,741.60																																	
\$2,559																																	
\$512																																	
\$1,134																																	
\$1,475																																	
\$627,717																																	
\$17,304.80																																	
\$645,022																																	
\$8,800																																	
\$653,822																																	

STAFF UTILIZATION RATE OVER 20-MONTHS ARCH/PM STAFF 36.60% MEP STAFF 16.57% LAND STAFF 9.33% CIVIL STAFF TD 18.45% STRUCT STAFF 4.27% LEED STAFF 2.96%

Assumption or Exclusion	Items
exclusion	CALTRANS/AMTRAK/UPRR SUBMITTAL APPROVAL – Not anticipated
exclusion	FEES - payment of any governmental fees, permits or assessments.
exclusion	ARBORIST REPORT – not anticipated.
exclusion	La Patera not included at this time (Deferred)
Assumption or Exclusion	Tree review and selection may occur at the nursery or at the job site as deemed necessary by the landscape architect
Assumption or Exclusion	As-Builts by Construction Contractor shall be RED Marked Contract Drawings. Drawings referenced to SHOP DRAWINGS or RFI NOTES as a means of preparing RECORD DRAWINGS shall be rejected.

ATTACHMENT 2

Professional Design Services Agreement 2019-042 with Anil Verma Associates (AVA), Inc. for the Goleta Train Depot Project and Amendment Nos. 1, 2, and 3

Project Name: GOLETA TRAIN DEPOT

**AGREEMENT FOR PROFESSIONAL DESIGN SERVICES
BETWEEN THE CITY OF GOLETA
AND
ANIL VERMA ASSOCIATES, INC.**

This AGREEMENT FOR PROFESSIONAL DESIGN SERVICES (herein referred to as "AGREEMENT") is made and entered into this 4th day of June, 2019, by and between the **CITY OF GOLETA**, a municipal corporation (herein referred to as "CITY"), and **ANIL VERMA ASSOCIATES, INC.**, a California Corporation (herein referred to as "CONSULTANT").

WHEREAS, the CITY has a need for professional design services for the Goleta Train Depot Project; and

WHEREAS, the CITY does not have the personnel able and/or available to perform the services required under this AGREEMENT, and therefore, the CITY desires to contract for professional services to accomplish this work; and

WHEREAS, the CITY procured these services in compliance with Goleta Municipal Code Section 3.05.240 by a sealed Request for Proposal solicitation process.

WHEREAS, the City Council, on this 4th day of June, 2019, approved this AGREEMENT and authorized the City Manager to execute the AGREEMENT.

CITY and CONSULTANT agree as follows:

1. RETENTION AS CONSULTANT

CITY hereby retains CONSULTANT, and CONSULTANT hereby accepts such engagement, to perform the services described in Section 2. CONSULTANT warrants it has the qualifications, experience, and facilities to properly and timely perform said services.

2. DESCRIPTION OF SERVICES

The services to be performed by CONSULTANT are as follows:

Professional design services in conjunction with the Goleta Train Depot. Services shall generally include architectural, engineering, environmental, surveying as more particularly set forth in the Scope of Work, attached as Exhibit "A," and incorporated herein.

CONSULTANT shall deliver to CITY the deliverables defined in Exhibit "A."

3. COMPENSATION AND PAYMENT

(a) **Maximum and Rate.** The total compensation payable to CONSULTANT by CITY for the services under this AGREEMENT **SHALL NOT EXCEED** the sum of \$2,400,000.00 (herein "not to exceed amount"), and shall be earned as the work progresses on the following basis:

Hourly at the hourly rates and with reimbursement to CONSULTANT for those expenses set forth in CONSULTANT's Schedule of Fees marked Exhibit "B," attached and incorporated herein. The rates and expenses set forth in that exhibit shall be binding upon CONSULTANT until June 30, 2022, after which any change in said rates and expenses must be approved in writing by CITY's Project Manager as described in Section 5 (CITY is to be given 60 days notice of any rate increase request), provided the not to exceed amount is the total compensation due CONSULTANT for all work described under this AGREEMENT.

(b) **Payment.** CONSULTANT shall provide CITY with written verification of the actual compensation earned, which written verification shall be in a form satisfactory to CITY's Project Manager, as described in Section 5. Invoices shall be made no more frequently than on a monthly basis, and describe the work performed (including a list of hours worked by personnel classification). All payments shall be made within 30 days after CITY's approval of the invoice.

4. EXTRA SERVICES

CITY shall pay CONSULTANT for those CITY authorized extra services, not reasonably included within the services described in Section 2, as mutually agreed to writing in advance of the incurrence of extra services by CONSULTANT. Unless CITY and CONSULTANT have agreed in writing before the performance of extra services, no liability and no right to claim compensation for such extra services or expenses shall exist. The applicable hourly rates for extra services shall be at the hourly rates set forth in the compensation exhibit. Any compensation for extra services shall be part of the total compensation and shall not increase the not to exceed amount identified in Section 3.

5. CITY PROJECT MANAGER AND SERVICES BY CITY

The services to be performed by CONSULTANT shall be accomplished under the general direction of, and coordinate with, CITY's "Project Manager", as that staff person is designated by CITY from time to time, and who presently is Vyto Adomaitis, Director of Neighborhood Services and Public Safety. Project Manager shall have the authority to act on behalf of the CITY in administering this AGREEMENT but shall not be authorized to extend the term of the AGREEMENT or increase the not to exceed amount.

6. TERM, PROGRESS AND COMPLETION

The term of this AGREEMENT is from the date first written above to June 30, 2022, unless term of this AGREEMENT is extended, or the AGREEMENT is terminated as provided for herein.

CONSULTANT shall not commence work on the services to be performed until (i) CONSULTANT furnishes proof of insurance as required by Section 10 below, and (ii) CITY gives written authorization to proceed with the work provided by CITY's Project Manager. All services shall be completed within 1122 calendar days following the notice to proceed.

7. OWNERSHIP OF DOCUMENTS

All drawings, designs, data, photographs, reports and other documentation (other than CONSULTANT's drafts, notes and internal memorandum), including duplication of same prepared by CONSULTANT in the performance of these services, are the property of CITY. CITY shall be entitled to immediate possession of the same upon completion of the work under this AGREEMENT, or at any earlier or later time when requested by CITY. CITY agrees to hold CONSULTANT harmless from all damages, claims, expenses, and losses arising out of any reuse of the plans and specifications for purposes other than those described in this AGREEMENT, unless written authorization of CONSULTANT is first obtained.

8. PERSONAL SERVICES/NO ASSIGNMENT/SUBCONTRACTOR

This AGREEMENT is for professional services which are personal to CITY. Jim Keenan is deemed to be specially experienced and is a key member of CONSULTANT's firm, and shall be directly involved in the performance of this work. This key person shall communicate with, and periodically report to, CITY on the progress of the work. Should any such specifically identified key individual be removed from assisting in this contracted work for any reason, CITY may terminate this AGREEMENT. This AGREEMENT may not be assigned or subcontracted without the City Manager's prior written consent.

9. HOLD HARMLESS AND INDEMNITY

(a) Indemnification and Defense for Professional Service. To the fullest extent permitted by law, Consultant shall indemnify, defend and hold harmless the CITY and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all claims, losses, liabilities, damages, costs and expenses, including reimbursement of reasonable attorney's fees and costs, to the extent they arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the CONSULTANT. CONSULTANT's duty to defend shall consist of reimbursement of defense costs incurred by CITY in direct proportion to the CONSULTANT's proportionate percentage of fault. CONSULTANT's percentage of fault shall be determined, as applicable, by a

court of law, jury or arbitrator. In the event any loss, liability or damage is incurred by way of settlement or resolution without a court, jury or arbitrator having made a determination of the CONSULTANT's percentage of fault, the parties agree to mediation with a third party neutral to determine the CONSULTANT's proportionate percentage of fault for purposes of determining the amount of indemnity and defense cost reimbursement owed to the CITY.

(b) For All Other Liabilities. Notwithstanding the foregoing and without diminishing any rights of CITY, for any liability, claim, demand, allegation against CITY arising out of, related to, or pertaining to any act or omission of CONSULTANT, but which is not a design professional service, CONSULTANT shall defend, indemnify, and hold harmless CITY, its officials, employees, and agents ("Indemnified Parties") from and against any and all damages, costs, expenses (including reasonable attorney fees and expert witness fees), judgments, settlements, and/or arbitration awards, whether for personal or bodily injury, property damage, or economic injury, and arising out of, related to, any concurrent or contributory negligence on the part of the CITY, except for the sole or active negligence of, or willful misconduct of the CITY.

(c) No Waiver. CITY does not waive, nor shall be deemed to have waived, any indemnity, defense or hold harmless rights under this section because of the acceptance by CITY, or the deposit with CITY, of any insurance certificates or policies described in Section 10.

10. INSURANCE

CONSULTANT shall, at CONSULTANT's sole cost and expense, provide insurance as described herein. All insurance is to be placed with insurers authorized to do business in the State of California with an A.M. Best and Company rating of A- or better, Class VII or better, or as otherwise approved by CITY.

Insurance shall include the following (or broader) coverage:

- a) Insurance Services Office Commercial Liability coverage "occurrence" form CG 00 01 or its exact equivalent with an edition date prior to 2004 and with minimum limits of \$1,000,000 per occurrence and \$2,000,000 general aggregate.
- b) Insurance Services Office form number CA 00 01 or equivalent covering Automobile Liability, including hired and non-owned automobile liability with a minimum limit of \$1,000,000 per accident. If the Service Provider owns no vehicles, this requirement may be satisfied by a non-owned and hired auto endorsement to Service Provider's commercial general liability policy.

- c) Workers' Compensation insurance complying with California worker's compensation laws, including statutory limits for workers' compensation and an Employer's Liability limit of \$1,000,000 per accident or disease.
- d) Professional liability insurance that covers the services to be performed in connection with this agreement, in the minimum amount of \$1,000,000 per claim.

Liability insurance policies required to be provided by CONSULTANT hereunder shall contain or be endorsed to contain the following provisions:

- a) CITY, its employees, officials, agents and member agencies shall be covered as additional insureds on General Liability and Automobile Liability policies. Coverage shall apply to any and all liability arising out of the work performed or related to the contract. Additional insured status under the general liability requirement shall be provided on Insurance Services Office Form CG 20 10, with an edition date prior to 2004, or its equivalent. Additional insured status for completed operations shall be provided either in the additional insured form or through another endorsement such as CG 20 37, or its equivalent.
- b) General and automobile liability insurance shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the limits of the insurer's liability. Coverage will not be limited to CITY's vicarious liability.
- c) Professional liability insurance policies inception date, continuity date, or retroactive date must be before the effective date of this agreement. CONSULTANT agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.
- d) General Liability and Automobile liability coverage shall be primary and non-contributing with any insurance maintained by CITY.
- e) Evidence of coverage (including the workers' compensation and employer's liability policies) shall provide that coverage shall not be suspended, voided, canceled or reduced in coverage or in limits except after 30 days' prior written notice has been given to CITY. Such provision shall not include any limitation of liability of the insurer for failure to provide such notice.
- f) No liability insurance coverage provided to comply with this AGREEMENT shall prohibit CONSULTANT, or CONSULTANT's employees, or agents, from waiving the right of recovery prior to a loss. CONSULTANT waives its right of recovery against CITY.

- g) CONSULTANT agrees to deposit with CITY within fifteen days of Notice to Proceed of the Contract certificates of insurance and required endorsements.
- h) There shall be no recourse against CITY for payment of premiums or other amounts with respect to the insurance required to be provided by CONSULTANT hereunder. Any failure, actual or alleged, on the part of CITY to monitor compliance with these requirements will not be deemed as a waiver of any rights on the part of CITY. CITY has no additional obligations by virtue of requiring the insurance set forth herein. In the event any policy of insurance required under this AGREEMENT does not comply with these requirements or is canceled and not replaced, CITY has the right but not the duty to obtain the insurance it deems necessary and any premium paid by CITY will be promptly reimbursed by CONSULTANT or CITY will withhold amounts sufficient to pay premium from CONSULTANT payments.
- i) CONSULTANT agrees to provide immediate notice to CITY of any claim or loss against CONSULTANT arising out of the work performed under this AGREEMENT. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.

11. RELATIONSHIP OF CONSULTANT TO CITY

The relationship of the CONSULTANT to CITY shall be that of an independent contractor and that in no event shall CONSULTANT be considered an officer, agent, servant or employee of CITY. CONSULTANT shall be solely responsible for any workers compensation insurance, withholding taxes, unemployment insurance, and any other employer obligations associated with the described work.

12. CORRECTIONS

In addition to the above indemnification obligations, CONSULTANT shall correct, at its expense, all errors in the work that may be disclosed during CITY's review of CONSULTANT's report or plans. Should CONSULTANT fail to make such correction in a reasonably timely manner, such correction shall be made by CITY, and the cost thereof shall be charged to CONSULTANT or withheld from any funds due to CONSULTANT hereunder.

13. TERMINATION BY CITY

Either party, by notifying the other in writing, may upon 10 calendar days notice, terminate without cause any portion or all of the services agreed to be performed under this AGREEMENT. If termination is for cause, no notice period need be given. In the event of termination, CONSULTANT shall have the right and obligation to immediately assemble work in progress for the purpose of closing out the job. All compensation for

actual work performed and charges outstanding at the time of termination shall be payable by CITY to CONSULTANT within 30 days following submission of a final statement by CONSULTANT unless termination is for cause. In such event, CONSULTANT shall be compensated only to the extent required by law.

14. ACCEPTANCE OF FINAL PAYMENT CONSTITUTES RELEASE

The acceptance by CONSULTANT of the final payment made under this AGREEMENT shall operate as and be a release of CITY from all claims and liabilities for compensation to CONSULTANT for anything done, furnished, or relating to CONSULTANT'S work or services. Acceptance of payment shall be any negotiation of CITY's check or the failure to make a written extra compensation claim within 10 calendar days of the receipt of that check. However, approval or payment by CITY shall not constitute, nor be deemed, a release of the responsibility and liability of CONSULTANT, its employees, subcontractors, agents and CONSULTANTS for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by CITY for any defect or error in the work prepared by CONSULTANT, its employees, subcontractors, agents and consultants.

15. AUDIT OF RECORDS

At any time during normal business hours and as often as it may deem necessary, CONSULTANT shall make available to a representative of CITY for examination of all its records with respect to all matters covered by this AGREEMENT and will permit CITY to audit, examine and/or reproduce such records. CONSULTANT will retain such financial records, time sheets, work progress reports, invoices, bills and project records for at least two years after termination or final payment under this AGREEMENT.

16. WAIVER; REMEDIES CUMULATIVE

Failure by a party to insist upon the strict performance of any of the provisions of this AGREEMENT by the other party, irrespective of the length of time for which such failure continues, shall not constitute a waiver of such party's right to demand strict compliance by such other party in the future. No waiver by a party of a default or breach of the other party shall be effective or binding upon such party unless made in writing by such party, and no such waiver shall be implied from any omissions by a party to take any action with respect to such default or breach. No express written waiver of a specified default or breach shall affect any other default or breach, or cover any other period of time, other than any default or breach and/or period of time specified. All of the remedies permitted or available to a party under this AGREEMENT, or at law or in equity, shall be cumulative and alternative, and invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other permitted or available right of remedy.

17. CONFLICT OF INTEREST

CONSULTANT is unaware of any CITY employee or official that has a financial interest in CONSULTANT'S business. During the term of this AGREEMENT and/or as a result of being awarded this AGREEMENT, CONSULTANT shall not offer, encourage or accept any financial interest in CONSULTANT'S business by any CITY employee or official.

18. CONSTRUCTION OF LANGUAGE OF AGREEMENT

The provisions of this AGREEMENT shall be construed as a whole according to its common meaning of purpose of providing a public benefit and not strictly for or against any party. It shall be construed consistent with the provisions hereof, in order to achieve the objectives and purposes of the parties. Wherever required by the context, the singular shall include the plural and vice versa, and the masculine gender shall include the feminine or neutral genders or vice versa.

19. MITIGATION OF DAMAGES

In all situations arising out of this AGREEMENT, the parties shall attempt to avoid and minimize the damages resulting from the conduct of the other party.

20. GOVERNING LAW

This AGREEMENT, and the rights and obligations of the parties, shall be governed and interpreted in accordance with the laws of the State of California. Should litigation occur, venue shall be in Superior Court of Santa Barbara County.

21. NONDISCRIMINATION

CONSULTANT shall not discriminate on the basis of race, color, gender, gender identity/expression, pregnancy, sexual orientation, disability, marital status, or any other characteristic protected under applicable federal or state law.

22. TAXPAYER IDENTIFICATION NUMBER

CONSULTANT shall provide CITY with a complete Request for Taxpayer Identification Number and Certification, Form W-9 (Rev. October 2018), as issued by the Internal Revenue Service.

23. NON-APPROPRIATION OF FUNDS

Payments due and payable to CONSULTANT for current services are within the current budget and within an available, unexhausted and unencumbered appropriation of CITY funds. In the event CITY has not appropriated sufficient funds for payment of CONSULTANT services beyond the current fiscal year, this AGREEMENT shall cover only those costs incurred up to the conclusion of the current fiscal year.

24. MODIFICATION OF AGREEMENT

The tasks described in this AGREEMENT and all other terms of this AGREEMENT may be modified only upon mutual written consent of CITY and CONSULTANT.

25. USE OF THE TERM "CITY"

Reference to "CITY" in this AGREEMENT includes City Manager or any authorized representative acting on behalf of CITY.

26. PERMITS AND LICENSES

CONSULTANT, at its sole expense, shall obtain and maintain during the term of this AGREEMENT, all appropriate permits, licenses, and certificates that may be required in connection with the performance of services under this AGREEMENT.

27. CAPTIONS

The captions or headings in this AGREEMENT are for convenience only and in no other way define, limit or describe the scope or intent of any provision or section of the AGREEMENT.

28. AUTHORIZATION

Each party has expressly authorized the execution of this AGREEMENT on its behalf and bind said party and its respective administrators, officers, directors, shareholders, divisions, subsidiaries, agents, employees, successors, assigns, principals, partners, joint venturers, insurance carriers and any others who may claim through it to this AGREEMENT.

29. ENTIRE AGREEMENT BETWEEN PARTIES

Except for CONSULTANT'S proposals and submitted representations for obtaining this AGREEMENT, this AGREEMENT supersedes any other agreements, either oral or in writing, between the parties hereto with respect to the rendering of services, and contains all of the covenants and agreements between the parties with respect to said services.

30. PARTIAL INVALIDITY

If any provision in this AGREEMENT is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

31. NOTICES

Any notice required to be given hereunder shall be deemed to have been given by depositing said notice in the United States mail, postage prepaid, and addressed as follows:

TO CITY: Attention: Michelle Greene, City Manager
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

TO CONSULTANT: Attention: Anil Verma, President
444 South Flower Street, Suite 1688
Los Angeles, CA 90071

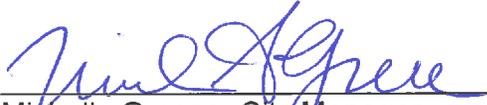
32. COUNTERPARTS AND ELECTRONIC/FACSIMILE SIGNATURES

This Agreement may be executed in several counterparts, which may be facsimile or electronic copies. Each counterpart is fully effective as an original, and together constitutes one and the same instrument.

In concurrence and witness whereof, this AGREEMENT has been executed by the parties effective on the date and year first above written.

CITY OF GOLETA

CONSULTANT



Michelle Greene, City Manager

Anil Verma, FAIA, President

ATTEST



Deborah Lopez, City Clerk

Nandini Verma, Secretary

APPROVED AS TO FORM



Winnie Cai, Assistant City Attorney

31. NOTICES

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TO CITY: Attention: Michelle Greene, City Manager
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

TO CONSULTANT: Attention: Anil Verma, President
444 South Flower Street, Suite 1688
Los Angeles, CA 90071

32. COUNTERPARTS AND ELECTRONIC/FACSIMILE SIGNATURES

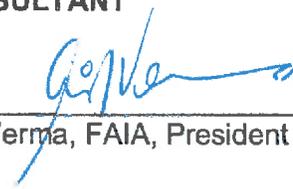
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In concurrence and witness whereof, this AGREEMENT has been executed by the parties effective on the date and year first above written.

CITY OF GOLETA

Michelle Greene, City Manager

CONSULTANT



Anil Verma, FAIA, President

ATTEST

Deborah Lopez, City Clerk

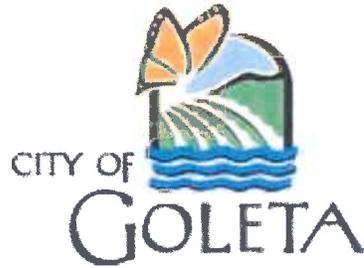


Nandini Verma, Secretary

APPROVED AS TO FORM

Winnie Cai, Assistant City Attorney

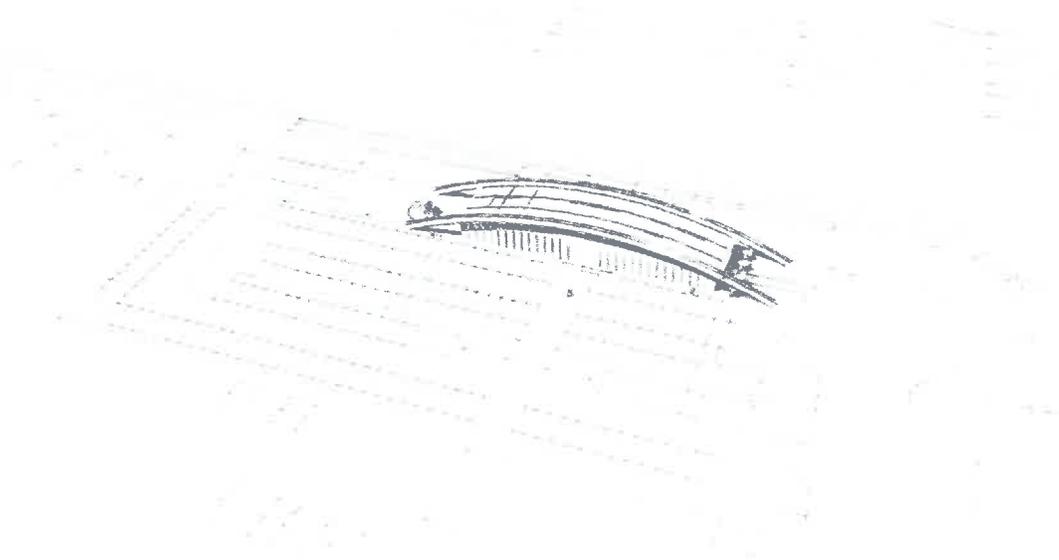
Exhibit A—Scope of Work



THE GOLETA TRAIN DEPOT PROJECT
(Train Depot Project)

And

THE SOUTH LA PATERA ROADWAY IMPROVEMENT PROJECT
(Roadway Project)



SCOPE OF WORK
May 22, 2019

Prepared for: The City of Goleta, Neighborhood Services and Public Safety Department
Prepared by: Anil Verma Associates, Inc.

PROPOSAL
PROFESSIONAL DESIGN SERVICES FOR THE
GOLETA TRAIN DEPOT PROJECT, CITY OF GOLETA, CA

PROJECT UNDERSTANDING

The scope identified in the City of Goleta’s (“CITY”) Request for Proposal (RFP) dated 01/17/2019, serves to provide a new multimodal train depot just south of the existing Goleta AMTRAK train platform site. Project footprint, scope of work, and program elements will remain as shown in the RFP. The scope improvements described herein will be prepared as two separate projects: (1) the roadway and access improvements (**Roadway Project**) along South La Patera Lane between Hollister Avenue and the proposed depot; and (2) a depot building with waiting rooms and a café, a new parking facility, and accommodations for buses, vanpools, and bicycles (**Train Depot Project**) at the station site, located south of the existing CITY Amtrak train platform.

The depot building and parking will be located on land owned by CITY located immediately adjacent to the existing platform. The existing site consists of an existing warehouse composing of roughly half of the project site with the warehouse located in the northern middle of the project area. The remaining area is surfaced with either concrete or asphalt pavement. Historically the project site was covered with orchards. The 1953 photograph shows the project site cleared of the orchards with existing warehouse structure shown in the 1967 photograph. The proposed project will not be modifying the existing platform and it is assumed new improvements will be outside of Railroad Right-of-Way. The train depot building will include a lobby, ticketing area, waiting room, café, community room, restrooms/ shower/ changing facilities, bike storage and baggage storage lockers. In addition, the design of the depot will accommodate opportunities for public art projects both inside and outside the building. Anil Verma Associates Inc. (“CONSULTANT”) assumes that structural loads will be representative one-story or two-story light-framed construction and that only minor grading will be required.

Environmental documentation in accordance with the City’s 2008 Environmental Review Guidelines will be prepared for two separate projects. CONSULTANT team will prepare necessary California Environmental Quality Act (CEQA) compliance documentation for these projects. The scope of work and fee estimate are based on CONSULTANT’s understanding of these projects and existing conditions of the project site and vicinity, as well as CONSULTANT’s experience on similar projects throughout California.

SCHEDULE 1 – PROPOSED SCOPE OF SERVICES

PHASE 1.PM **PROJECT MANAGEMENT / COORDINATION / ADMIN** **Duration: 5 months**

TASK 1.PM.1 **PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL**

Project scope shall be limited to the related items listed in the CITY’s Request for Proposal that included the project overview and outline of proposed improvements. The Project Manager (PM) shall conduct, oversee and manage the performance of the work including

- Coordination of the development of the overall work tasks
- Management of the schedule, budget, staff resources
- Reporting work progress and schedule updates to the CITY’s Project Manager
- Scheduling, coordinating, and providing minutes of Project Development Team (PDT) meetings.

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The Project Development Team shall include, but not limited to, the following stakeholders: CITY; Amtrak; LOSSAN, SBCAG, Santa Barbara Airport, SBMTD, and UCSB. Prior to the start of work, CONSULTANT will furnish the subconsultants the appropriate forms, manuals, and criteria to ensure uniformity of all project documents. CONSULTANT's PM will conduct status and review meetings with subconsultants to review their progress, ensure up-to-date information is being used and the appropriate activities are being performed. Subconsultants will submit all studies, reports, and plans to the PM for review of conformity with the project scope of work, directives, applicable codes, design criteria, and any other requirements. The PM will meet with the design team on a periodic basis to establish design tasks and to determine schedule and budget status. Deliverables will be made through the PM. CONSULTANT project team and their respective tasks include:

PACKAGE 1 (Roadway Project)

- **Anil Verma Associates, Inc. (AVA)** - Landscape Architecture, Dry Utilities, and Structural Engineering
- **MNS Engineers, Inc.** – Civil Engineering, Survey/Mapping, Utilities, Drainage, Right-Of Way
- **Rincon Consultants, Inc.** – Environmental Services
- **ENGEO** – Geotechnical Engineering and Hydrology Engineering

PACKAGE 2 (Train Depot Project)

- **Anil Verma Associates (AVA)** has Architectural, Mechanical Engineering, Electrical Engineering, Dry Utilities, Plumbing, Lighting, Landscape and Irrigation, and Structural Engineering services in-house
- **SE Engineering Solutions** – Optional Structural Engineering Support
- **RailPros** – Civil Engineering, Wet Utilities, Grading, Drainage, and UPRR/LOSSAN Coordination.
- **MNS Engineers, Inc.** – Survey/Mapping
- **Rincon Consultants, Inc.** – Environmental Services and Outreach
- **ENGEO** – Geotechnical Engineering, Hydrology Engineering, and SWPPP/SWRCB

CONSULTANT's QA/QC Plan will be developed and submitted to CITY for approval as an independent document. This plan will detail the policies and procedures to ensure that Quality Assurance (QA) procedures are in place and that Quality Control (QC) is performed for each work product and by the design team. Project quality control records will be maintained and provide copies, if requested by CITY. AutoDesk Revit/AutoCAD is anticipated to be utilized as the main design programs.

CONSULTANT shall submit a baseline schedule at the start of the work. The baseline schedule will serve as the basis for monitoring and controlling project activities. The baseline schedule will be reviewed and approved by CITY and PDT members. The schedule shall show the relationship of the project tasks, expected sequence of design, milestone submittals and the effect of any impacts to the overall schedule.

Assumed 5-month period (6/04/19 thru 11/14/19) for up to Task 1.PD Preliminary Design Phase. Preliminary Environmental (11/18/19 thru 5/01/20) shown under Task 1.PE is anticipated to occur concurrently with Task 2.PD (35% Design) and managed under Task 2.PM (Phase2). Overall duration for the Phase 1 project management schedule is anticipated to be a 5-month period **(6/04/2019 thru 11/14/2019)**.

OUTPUT: *Baseline Schedule and Quality Assurance Plan (QAP)*

TASK 1.PM.2 MEETINGS

Coordinate and attend meetings with City staff. CONSULTANT's team shall prepare and provide to CITY, standard meeting notes for discussion related to the scope of services herein. CITY indicated face to face meetings every two months and bi-weekly conference calls. CONSULTANT shall record and document the discussions, decisions and actions agreed to at these meetings. Task specific meetings are identified within the separate tasks. CONSULTANT to schedule risk management workshops with the design team and key stakeholders at key milestones.

SCOPE OF WORK

OUTPUT: Three (3) PDT meetings held at CITY'S offices and nine (9) bi-weekly conference calls. Prepare meeting agendas and minutes, action items list, and decision log for three (3) PDT meetings.

TASK 1.PM.3 PREPARE INVOICES PER CITY SPECIFICATIONS

CONSULTANT'S Project Manager shall provide monthly progress reports as part of the monthly invoice. The progress reports shall address activities and progress within the recent billing cycle and provide upcoming deliverables and actions.

OUTPUT: Monthly progress reports and invoices.

PHASE 1.PD PRELIMINARY DESIGN Duration: 5 Months

TASK 1.PD.1 DEVELOP BASE MAPPING

- A. STRATEGY SESSION / PROGRAM DEFINITION - meet with CITY and project team to understand the site design objectives and opportunities for approval. Establish specific design criteria and preliminary landscape construction budget from the CITY - one meeting.
- B. SITE RECONNAISSANCE - visit the site to observe and photograph existing conditions and neighborhood context. Compare existing conditions against as-built drawings provided by CITY.
- C. REVIEW/ANALYZE DATA – critically review the most recent site plan including the conceptual plans and estimate of probable costs prepared by others. Discuss with CITY staff, so critical information is carried forward. Review CITY as-built and historical documents and studies. Review CITY tract and parcel maps for right-of-way data. Confirm facility locations and configurations. Provide cursory review of accessibility (Americans with Disabilities Act (ADA) and California Building Code (CBC)), drainage, utility, and right-of-way issues. Review/verify existing and required amenities, look beyond the confines of the scope of work area to see if there are any connections that should be recognized, either vehicular, bike or pedestrian. Identify inconsistencies, deficiencies, or any other information necessary to progress the work.
- D. DEVELOP BASE MAPPING – Base Mapping will be prepared using City-provided survey data. CITY provided an ALTA survey for the train depot site. CONSULTANT team will perform the necessary topographic surveying in order to establish vertical and horizontal control, and the Train Depot Project boundary. For the Roadway Package site area, CONSULTANT team will perform both a site topographic survey and mapping. This information will be used to develop a base from which to prepare preliminary design.
 - o Additional Topographic Surveying for Train Depot Package site (27 S La Patera Lane). MNS previously performed an ALTA and topographic survey of 27 S. La Patera Lane for CITY. It is anticipated that additional survey may be required for the site design effort. CONSULTANT will perform supplementary survey.
 - o La Patera Lane Topographic Mapping & Boundary Retracement: CONSULTANT will perform field surveying and mapping in support of the roadway improvements. CONSULTANT will establish new control on a local basis of bearings and tie to the NAVD88 vertical datum based on local benchmarks. The limits of the survey mapping will generally be the road right-of-way plus 5 feet each side from Hollister Avenue to the end of La Patera Lane at the project site. The intersection of Hollister Avenue and La Patera Lane is included. The survey mapping will include: hardscape, structures, walls, fences, trees, signage and striping, and observable utilities.

Topographic/utility base map will be prepared at a scale of 1-inch=20-feet with 1-foot contour intervals. In addition, CONSULTANT will retrace the westerly right of way boundary. The boundary retracement will be based upon field monumentation and record map information. Acquisition of a preliminary title report will be made if deemed necessary. If needed, CONSULTANT estimates cost of additional services to be from \$5,000 to \$10,000 for a project of this size.

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- E. CONSULTANT team will initiate contact with the various utilities within the project site to obtain available as-builts and utility maps. During the site visit, visible utility appurtenances will be identified. These features will be checked for consistency with the as-built information obtained from the utility companies. Utility features will be marked for the surveyors to record during the topographic survey. CONSULTANT has included up to 4 potholes and a half-day for the survey crew of \$5,250 which has been included in the fee herein.

OUTPUT: PDF record of all research and data collection. Field Reconnaissance notes. Topographic Survey in AutoCAD format. Preparation of Utility Matrix showing utilities having facilities in the project area and a listing of items received from the various utilities.

TASK 1.PD.2A PRELIMINARY DESIGN OPTIONS

CONSULTANT's team will prepare the train depot building and site design addressing the requirements in the environmental document, and will be in accordance with CITY standards, Title 24, and other applicable requirements. CONSULTANT will develop the initial architectural styles for study by providing architectural plan and elevation sketches and comments to aid CITY staff to determine a style for the project. Prepare a collage of development imagery (photos) to describe the project character. The CONSULTANT team anticipates participation in a strategy session, indicated in Task 1.PD.1A to understand the site design objectives. In concert with the CONSULTANT team, determine the constraints, opportunities, general capacities or optimum level of development. CONSULTANT's Structural Engineer will counsel on building form, materials, and structural systems pertaining to suitability of design as related to site conditions, building code requirements, and soils report requirements.

OUTPUT: Prepare preliminary architectural plans, elevations, and sketches. Prepare imagery collage.

TASK 1.PD.2B LOW IMPACT DEVELOPMENT DESIGN

CONSULTANT's team will prepare a Standard Urban Stormwater Mitigation Plan (SUSMP) tailored to the project that lists and describes the proposed appropriate stormwater mitigation measures. The SUSMP will be prepared to satisfy National Pollutant Discharge Elimination System (NPDES) requirements and requirements set forth in CITY's Standard Urban Stormwater Mitigation Plan (SUSMP). The Low Impact Development (LID) design will include bioswales and potentially other methods such as bioretention cells to effectively infiltrate/filter the on-site run-off to fulfill the SUSMP requirements and suitable based upon geotechnical investigations. Pervious pavement may be included in areas not subject to bus turning movements. CONSULTANT will analyze the site area to optimize the placement of the LID features to reduce construction costs. It is assumed that CITY will provide necessary proof of ongoing BMP maintenance once the project is complete.

OUTPUT: Four (4) 8.5"x11" copies of SUSMP submittal for CITY's review. Each submittal will include a map/plot plan showing proposed BMPs. Initial and Final submittal will be provided to CITY.

TASK 1.PD.2C PRELIMINARY LANDSCAPE PLAN

CONSULTANT will prepare preliminary landscape plans for the project site. CONSULTANT will work closely with CITY Landscape and Maintenance staff in order to provide a preliminary and final design that meets the CITY's requirements.

OUTPUT: Preliminary landscape plans.

TASK 1.PD.3A FINALIZE PRELIMINARY DESIGN OPTIONS

Based upon feedback from project stakeholders, CONSULTANT's team will prepare final conceptual designs and sketches to provide a preferred scheme from which to carry forward CITY's design goals. The team anticipated to account for up to two public meetings for the project. All communications with the public or the press will be made by CITY with the CONSULTANT team providing support.

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OUTPUT: Finalize preliminary architectural plans, elevations, and sketches. Prepare exhibits for outreach.

TASK 1.PD.3B PRELIMINARY DESIGN OPTIONS FOR SOUTH LA PATERA LANE ROAD IMPROVEMENTS

CONSULTANT's team will develop up to five conceptual design options for proposed pedestrian, bike and parking improvements along South La Patera Lane. The options will be presented to CITY Public Works Department for review. CITY Public Works Department will provide direction regarding preferred options for development of 35% design. Potential options include:

- Sidewalk infill: Continuation of what is already built along the corridor.
- Class 2 Bike Lanes: narrow parking and travel lanes. Add curb extensions at intersections and driveways for landscape and storm water infiltration.
- Class 2 Buffered Bike Lanes: remove parking, expand parkway.
- Class 4 Bikeway: narrow parking and travel lanes.
- Class 1 Bike Path: in place of the sidewalk and on-road bike facilities. May add Class 1 with multiple driveway crossings is not optimal.

OUTPUT: Finalize preliminary civil plans and sketches. Prepare exhibits for Public Works Department.

TASK 1.PD.4 GEOTECHNICAL EXPLORATION

CONSULTANT's team will retain a subcontractor with a truck-mounted drill rig to perform three borings in accessible areas of the pavement. Borings will be performed between 5 and 50 feet deep with samples being collected using split-spoon samplers and/or Shelby Tubes, if soft clay is encountered. In discussion with the CITY, work is not intended within UPRR property and necessary borings shall be performed within the existing warehouse building. This requires the use of a limited access drilling rig mobilized out of the Los Angeles or Bay Area as they are not available on the Central Coast. Performing work inside the building also requires additional coordination effort with subcontractors for access. Additional field work will also be performed along South La Patera Lane.



EXHIBIT 1: Proposed Boring Locations

CONSULTANT assumes CITY will facilitate any encroachment permit and waive the associated fee, if any. Borings will be performed in the parking lane and we assume that traffic control will be required. "No Parking" signs will be placed in areas of borings a minimum of 24 hours in advance. CONSULTANT requests that CITY provide towing services in the event that a vehicle is parked in the work area in addition to providing barricades. Due to the depth of the static groundwater level, a drilling permit from the County of Santa Barbara is not anticipated. Borings located in areas of concrete flatwork will require concrete coring/cutting, we have include the cost of a concrete coring contractor in our budget.

We will generally place soil cuttings back into the boreholes with excess spoils being placed in 55-gallon steel drums and stored on-site for about a week prior to pickup. CONSULTANT has assumed, following analytical testing, the soil cuttings to be considered non-hazardous. Boring soils considered hazardous will require an additional fee for disposal. The boring locations will be capped with asphalt cold patch within the street, other locations will be left unpatched as we assume the improvements will be demolished at a later time. The drilling contractor estimates about 2 days to perform the borings in addition to the shallow borings discussed below for percolation testing. CONSULTANT has budgeted for a private utility locator to mark the locations of identifiable utilities prior to field work. An ENGEO engineer or geologist will observe the drilling operations and log the subsurface conditions encountered. Soil samples will be taken at frequent intervals for visual classification and laboratory testing.

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CONSULTANT will test representative soil samples from the exploratory locations in ENGE0's laboratory to determine some of their engineering properties. CONSULTANT plan to perform moisture-density, sieve analysis, plasticity index, R-value, and limited corrosion tests. Other tests will be performed as necessary.

At this time, the locations and depths of percolation basins are not determined. CONSULTANT proposes to drill and install three percolation test holes to a depth of approximately 3 to 5 feet below the existing grade. The test holes will be located near the deeper geotechnical borings. The boring will be converted to percolation test hole by placing a thin layer of fine gravel at the bottom of the test hole, placing a 3- or 4-inch-diameter perforated pipe in the hole and then surrounding the pipe with gravel. The hole will be pre-soaked overnight prior to testing, with measurement of the percolation rate occurring the following day. We assume the four test locations may be completed in two field days. At the start of the test, the hole will be refilled with water to approximately 12 inches above the pea gravel placed at the bottom of the hole. The water level will be measured on a regular basis until the percolation rates stabilize. Following percolation testing, the perforated pipe will be removed and hole filled with crushed rock and soil and cap the hole with asphalt cold patch within the street.

CONSULTANT will analyze the subsurface conditions and laboratory test results, and prepare a geotechnical a report including field exploration and laboratory data, in addition to the items described below.

- Suitability of the site for the proposed development.
- Assessment of geological hazards at the site and in the general project area.
- Treatment of geotechnical constraints such as loose/soft surface soils, debris flow, landslides, existing fills, compressible soils, expansive soils, liquefiable soils, and lateral spreading, as necessary, based on field exploration results.
- Analysis of potential total and differential settlement due to seismic densification, liquefaction and consolidation, as appropriate.
- Conceptual measures to mitigate hazards, geotechnical constraints, and predicted settlements, as appropriate.
- Site grading recommendations, including fill placement recommendations, utility backfill, and recommendations for site drainage.
- Brief corrosion potential description.
- Foundation design parameters for recommended foundation type(s) and California Building Code (CBC) seismic criteria.
- In Section 20.3.1 of ASCE 7-10 "For structures having a fundamental period of vibration equal to or less than 0.5 seconds, site response analysis is not required to determine spectral accelerations for liquefiable soils." CONSULTANT has assumed a Site Response Analysis is not required by the seismic code. Additional authorization is required before performing the Site Response Analysis.
- Secondary slab-on-grade (flatwork) recommendations.
- Preliminary parking lot pavement recommendations for hot mix asphalt.
- Conventional retaining wall recommendations.
- Stormwater infiltration opportunities

CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any. The geotechnical report will include a summary of the surface and subsurface conditions, seismicity, laboratory test data, exploration log data, and a site plan showing our exploratory locations and improvement limits. CONSULTANT will respond to CITY comments and provide a final geotechnical report. We have assumed up to 12 staff hours.

OUTPUT: *Draft and Final Geotechnical Report of Investigation; the report will be signed by a California – licensed Geotechnical Engineer and Certified Engineering Geologist.*

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TASK 1.PD.5 PRELIMINARY ROUGH ORDER OF MAGNITUDE OF COSTS

CONSULTANT's team will prepare a rough order of magnitude for potential construction costs for the project during the preliminary design phase. The construction estimate will include the total cost, and subtotals for each category of work and major work items.

OUTPUT: *Preliminary Cost Estimate.*

TASK 1.PD.6 STAKEHOLDER COORDINATION FOR LOSSAN TRAIN STORAGE PROJECT

LOSSAN will be contracting with Amtrak for that train storage project. CONSULTANT's team shall serve as CITY's consultant/advisor for the LOSSAN train storage project as it relates to that project's impacts on CITY's future project. CONSULTANT team shall review submittals/reports/alternatives from LOSSAN/Amtrak and meet with them - up to three (3) rounds of reviews of materials/meetings. Assumes only one (1) meeting and up to five (5) phone meetings.

OUTPUT: *Provide advisory comments. Provide meeting notes.*

PHASE 1.PE PRELIMINARY ENVIRONMENTAL / TECHNICAL STUDIES Duration: 5 Months

Technical studies necessary for CEQA compliance for the Train Depot Project will be prepared to meet CITY standards. Draft versions of each study will be submitted in electronic form for at least one round of CITY review and then updated based on City comments. Additional rounds of review can be added under a contract amendment. CONSULTANT will submit revised studies submitted to LOSSAN, SBCAG, and Amtrak for review. CONSULTANT team will address additional comments and finalize the technical studies for CITY approval.

TASK 1.PE.1 INITIAL LITERATURE REVIEW AND PROJECT DESCRIPTION FOR TECHNICAL STUDIES

CONSULTANT's team will gather and review available information and data regarding the historic and existing environmental setting of the Train Depot Project site and vicinity. During this effort, any state or federal permit or consultation requirements will be noted. CONSULTANT's team will also prepare the project description, which will fully describe the actions to be undertaken as part of the Train Depot Project, including project limits, proposed demolition and construction activities, staging areas and facilities, disposal and borrow sites required, and utility relocations. The project description will include any additional improvements for the overall station area identified in the Master Plan.

OUTPUT: *Project Description*

TASK 1.PE.2 PHASE I ENVIRONMENTAL SITE ASSESSMENT

CONSULTANT's team will review applicable hazardous materials/waste records, conduct a site reconnaissance, and interview the current property owner to identify potential recognized environmental conditions. CONSULTANT's team will also prepare a Phase I Environmental Site Assessment (ESA) to document findings based on our research. The report will identify whether additional site investigation, including soil sampling and analysis is warranted. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

(OPTIONAL TASK) - If additional investigations related to hazardous materials/waste are necessary based on findings of the Phase I ESA, CONSULTANT's team will collect and analyze soils from six machine-drilled borings (10ft in depth) and five hand-augured borings (3ft in depth). CONSULTANT will prepare a Phase II ESA report to discuss findings and recommendations based on the analysis of the soil samples. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses City comments, if any. This scope of work and cost estimate are subject to change based on findings of the Phase I ESA.

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OUTPUT: *Draft and Final Environmental Site Assessment (ESA).*

TASK 1.PE.3 BIOLOGICAL RESOURCES ASSESSMENT

CONSULTANT's team biologists will review relevant literature and databases and conduct a reconnaissance level field survey to assess habitat suitability for special status species. A brief Biological Resources Assessment report to be prepared for potential project impacts and recommended avoidance, minimization, and/or mitigation measures, if warranted. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: *Draft and Final Biological Resources Assessment Report.*

TASK 1.PE.4A TRAFFIC STUDY (DATA COLLECTION AND RESEARCH)

CONSULTANT's Traffic Engineer, will provide a traffic study in support of the environmental documentation. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any. CONSULTANT will confirm the development description with the project team, work schedule, and assumptions to be utilized in the traffic study. Obtain and analyze the project site plan that illustrates the access scheme to the project site in both hard copy and digital formats. In consultation with CITY staff, prepare preliminary project data (i.e., project trip generation, trip distribution, and all other data required for consideration under the traffic study guidelines) and formalize the Memorandum of Understanding (MOU) detailing the parameters and assumptions of the traffic study and submit for review and comment. The Traffic Engineer will visit the project study area to confirm existing conditions with respect to existing development, site access, parking use, and areas of congestion in order to verify our overall understanding of traffic conditions in the area, which might affect this project. In conjunction with Task 1.PE.4A, confirm the existing roadway striping, traffic control measures, curbside parking restrictions, adjacent intersection configurations, and other pertinent roadway features. Our team will conduct weekday morning (7:00 to 9:00 AM) and afternoon (4:00 to 6:00 PM) manual turning movement counts at up to 10 study intersections to be identified for the analysis in consultation with CITY staff. In conjunction with the manual turning movement vehicle counts, a count of pedestrian and bicycle volumes will be collected during the peak periods. The number and location of the study intersections will be verified with CITY staff prior to commencing the analysis. Conduct 24-hour machine counts at up to four (4) street segments near the project site to be identified for the analysis in consultation with CITY staff. Our team will research data at the CITY, County of Santa Barbara, as well as other recent traffic impact studies prepared for developments in the project vicinity, regarding the status of other proposed developments (related projects) in the area which may contribute cumulative impacts to the adjacent street system and study locations in the vicinity of the proposed project. The compiled list of related projects will be forwarded for review by CITY staff.

TASK 1.PE.4B TRAFFIC STUDY (TRIP GENERATION, DISTRIBUTION, AND ASSIGNMENT)

CONSULTANT will prepare trip generation forecasts for the proposed project for a typical weekday over a 24-hour period, as well as for the commuter AM and PM peak hours. The trip generation forecasts will be derived from trip rates listed in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE) in 2017. The project trip generation forecast will be submitted for review and approval by CITY staff prior to finalization. Assign the forecast weekday AM and PM peak hour trips expected to be generated by the proposed project to the study intersections based on existing and anticipated traffic patterns to and from the project site. The assumed distribution pattern will be submitted for review and approval by CITY staff prior to finalization. Prepare trip generation forecasts for the related projects for a typical weekday over a 24-hour period, as well as for the weekday commuter AM and PM peak hours utilizing the ITE *Trip Generation Manual* publication. The forecast weekday AM and PM peak hour trips

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expected to be generated by the related projects will be distributed and assigned to the local street system. In addition to related projects, consideration for the utilization of an ambient traffic growth factor for purposes of assessing the trips generated by related projects that are currently unknown. The ambient growth factor to be utilized in the calculations will be confirmed with CITY staff prior to commencement.

TASK 1.PE.4C TRAFFIC STUDY (PROJECT EVALUATION AND MITIGATION MEASURES)

CONSULTANT will prepare AM and PM peak hour Level of Service calculations at the study intersections for the following conditions for the proposed project:

- (a) Existing Conditions;
- (b) Condition (a) Plus Project;
- (c) Condition (b) With Project Mitigation, if necessary;
- (d) Condition (a) Plus Future Pre-Project traffic;
- (e) Condition (d) With Project traffic;
- (f) Condition (e) With Project Mitigation, if necessary;

Utilize the CITY-approved capacity analysis methodologies for the Level of Service calculations. The future background traffic volumes will be forecast by applying a growth factor (typically estimated at 1.0 to 2.0% per year) to the existing traffic volumes and adding traffic from cumulative developments (related projects) in the study area. Prior to initiation of the analysis, we will confirm the traffic analysis conditions with CITY staff. The team shall assess the impact of the project based on the results of the peak hour intersection analyses and application of the CITY's significance criteria. Based on this assessment, determine which intersections (if any) will require improvements to mitigate potential traffic impacts associated with the proposed development to less than significant levels. The team will coordinate with CITY staff to identify potential transportation demand management and roadway improvement measures available to reduce any forecast significant impacts to less than significant levels. Based on this coordination, provide recommended mitigation measures which may include demand management measures, intersection and/or signalization improvements, striping modifications, the addition of auxiliary turn lanes, traffic control/limitations at site access points, etc. The recommended mitigation measures will be described within the text of the report. Should concept plans be required to demonstrate the feasibility of any of the recommended mitigation measures, a contract amendment will be required.

TASK 1.PE.4D TRAFFIC STUDY (SITE ACCESS AND CIRCULATION REVIEW)

CONSULTANT's traffic engineer will review the proposed site plan and provide recommendations to address concerns regarding site access and internal circulation. Provide recommendations regarding the location of site access driveways, the number of driveways, potential turn restrictions, and connectivity with the internal circulation system.

TASK 1.PE.4E TRAFFIC STUDY (CONGESTION MANAGEMENT PROGRAM ROADWAY IMPACT ANALYSIS)

CONSULTANT will prepare an analysis of potential impacts at monitoring location(s) identified in the *2009 Santa Barbara County Congestion Management Program* publication, Santa Barbara County Association of Governments, June 2009. The CMP impact thresholds will be reviewed to determine if an analysis is required and, as needed, an evaluation will be prepared of the potential project impacts on the CMP system. Research transit routes and stops in the project vicinity and prepare an analysis of potential impacts to public transit consistent with procedures outlined in the CMP manual.

TASK 1.PE.4G TRAFFIC STUDY (VEHICLE MILES TRAVELED – VMT - DISCUSSION)

Prepare a qualitative analysis of the project's expected Vehicle Miles Traveled based on guidance provided

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by the California Governor's Office of Planning and Research (OPR).

TASK 1.PE.4F TRAFFIC STUDY (PREPARATION OF THE TRAFFIC IMPACT STUDY)

CONSULTANT will prepare a draft traffic impact study in report format which details all of the above-mentioned items including our analysis, findings and conclusions. The draft study will be suitably documented with tabular, graphic and appendix material. The draft study will be submitted for review by appropriate members of the project team. If necessary, revise the draft traffic impact study based on project team comments (i.e., one round of revisions assumed) and submit the final report to the CITY.

OUTPUT: Draft and Final Traffic Study Report

TASK 1.PE.5 STORM WATER CONTROL PLAN

CONSULTANT's team will provide two Stormwater Control Plan (SCP) for the project in accordance with the Santa Barbara County Stormwater Technical Guide for Low Impact Development, which CONSULTANT understands has been adopted by CITY. This will incorporate infiltration and/or treat and discharge Best Management Practices (BMPs) for the project such as pervious pavements or bioretention. CONSULTANT assumes more than 2,500 square feet of impervious surfaces will be replaced as part of the project. CONSULTANT also assumes that two SCPs will need to be prepared based on the implementation strategy of the City. CONSULTANT will provide an operations and maintenance manual for the proposed BMPs as part of the SCP submittal. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: Draft and Final Stormwater Control Plan

TASK 1.PE.6 CULTURAL RESOURCES TECHNICAL REPORT

CONSULTANT's team to conduct a records search of known archaeological and historical resources within a 0.5-mile radius of the project site and conduct a pedestrian survey of the project site. CONSULTANT team will prepare a technical report that will discuss the potential eligibility of existing on-site warehouse for significance under CEQA, as it is more than 50 years of age, and mitigation measures, if required. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

CONSULTANT team will also assist CITY with government-to-government consultation under Assembly Bill AB52 by providing CITY with letter templates and detailed instructions to ensure meaningful consultation with interested Native American groups can be completed in accordance with AB 52. CONSULTANT team can assist with additional AB 52 consultation tasks if directed under a contract amendment.

OUTPUT: Draft and Final Cultural Resources Technical Report

TASK 1.PE.7 STORM WATER DATA REPORT

CONSULTANT team's geotechnical consultant will provide a Storm Drainage Technical Report to the team's Environmental Consultants that describes existing site drainage and any modifications proposed as a result of the project for inclusion in the project California Environmental Quality Act document. CONSULTANT will include calculations estimating flow and volumes of stormwater runoff from the proposed project into the City of Goleta storm drain system. Using this data and data provided by CITY, CONSULTANT's team will develop a Storm Water Data Report (SWDR). The Caltrans SWDR 2017 instruction guidance will be used as a template. The SWDR shall include a Vicinity map, Evaluation Form, Risk Determination, Revised Universal Soil Loss Equation, Version 2 (RUSLE2) Summary, and Storm Water Multiple Application and Report Tracking

SCOPE OF WORK

System (SMARTS) attachments. The following are CONSULTANT's assumptions regarding the proposed task:

- *Designation of Short or Long SWDR Form will be determined and provided to CONSULTANT team as part of the Plans, Specifications and Estimate (PS&E) phase.*
- *One round of edits is included; if additional revisions are necessary, they shall be billed on a T&M basis.*
- *Up to 10 hours are assumed for data support on SMARTS. CONSULTANT team assumes CITY will approve a qualified staff member as a data submitter on SMARTS.*
- *For calculating erosion using Revised Universal Soil Loss Equation, Version 2 (RUSLE2), CONSULTANT team assumes pre-graded slope gradients and post construction slope gradients will be provided by the client.*

CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: *Storm Drainage Technical Report. Draft and Final Storm Water Data Report.*

TASK 1.PE.8 WATER RESOURCE ASSESSMENT REPORT

CONSULTANT (via Rincon) will prepare a water quality assessment report (WQAR) that evaluates the effects of the project on water quality. This WQAR will include a discussion of the proposed project, the physical setting of the project area, and the regulatory framework with respect to water quality. It will also provide data on surface water and groundwater resources within the project area and their water quality health, describe water quality impairments and beneficial uses, identify potential water quality impacts/benefits associated with the proposed project, and recommend avoidance and/or minimization measures for potentially adverse impacts. The potential construction and operational water quality effects of the project will also be assessed. One round of edits is included in our estimate; additional revisions to be billed on a time and materials basis. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: *Draft and Final Water Resource Assessment Report*

PHASE 2.PM PROJECT MANAGEMENT / COORDINATION / ADMIN Duration: 14 months

CONSULTANT team will proceed with the 35% phase upon completion of the CITY's review and approval of the preliminary design. The object of the 35% Design will be to:

- Ensure the design development address in every respect the CITY's review comments
- Advance preliminary design efforts to a 35% Plans, Specifications, and Estimate package including required submittals for reports, matrices, and checklists
- Verify constructability and functional feasibility of the proposed design
- Confirm that the project's footprint conforms to the Environmental Documents
- Confirm if any Right-of-Way acquisition is required.
- Identify initial construction work window requirements.
- Detail construction phasing plans and identify proposed contractor staging areas.
- Prepare a 35% Cost Estimate and materials list.
- CONSULTANT's team will prepare a Hydrologic/hydraulic (drainage) study in accordance with CITY's Design Criteria, and all other local standards.

TASK 2.PM.1 PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL

The Project Manager (PM) shall conduct, oversee and manage the performance of the work. Project quality control records will be maintained and CONSULTANT to provide copies, if requested by CITY. The baseline schedule will be reviewed and approved by CITY and CONSULTANT team members.

SCOPE OF WORK

Assumed a 3-month period (11/18/19 thru 2/20/20) for up to Task 2.PD 35% Design Phase, a 5-month period (11/18/19 thru 5/01/20) for up to Task 1.PE Preliminary Environmental, and an 11-month period (5/04/20 thru 4/8/21) for Environmental Phase. Some of the duration for Phase 2 environmental efforts will occur under Phase 3 Task 3.PM project management calendar. Overall duration for the Phase 2 design and environmental work project management schedule is anticipated to be a 14-month period **(11/18/19 thru 1/18/2021)**

OUTPUT: *Updated Baseline Schedule*

TASK 2.PM.2 MEETINGS

CONSULTANT to coordinate and attend all meetings with CITY staff. CONSULTANT's team shall prepare and provide to CITY, standard meeting notes for discussion related to CONSULTANT's team's scope of services. CONSULTANT shall record and document the discussions, decisions and actions agreed to at these meetings. Task-specific meetings are identified within the separate tasks. CONSULTANT to schedule risk management workshops with the design team and key stakeholders.

OUTPUT: *Seven (7) PDT meetings held at CITY's offices and twenty-three (23) bi-weekly conference calls. Prepare meeting agendas and minutes, action items list, and decision log for seven (7) PDT meetings.*

TASK 2.PM.3 PREPARE INVOICES PER CITY SPECIFICATIONS

CONSULTANT'S Project Manager shall provide monthly progress reports as part of the monthly invoice. The progress reports shall address activities and progress within the recent billing cycle and provide upcoming deliverables and actions.

OUTPUT: *Monthly progress reports and invoices.*

PHASE 2.PD PRELIMINARY DESIGN – DEPOT BUILDING AND SITE WORK Duration: 3 Months

Upon approval of the preliminary design options by CITY and other agencies, CONSULTANT's team shall prepare design development phase documents and submit them to CITY. Separate packages will start to be developed for the Train Depot Package and the Roadway Package.

TASK 2.PD.1 COMPLETE DEVELOPMENT PLANS FOR TRAIN DEPOT PACKAGE / SITE

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design concept to resolve outstanding issues, review input from all team members, and develop a base.
- B. PRELIMINARY DEMOLITION PLANS – prepare preliminary demo coordination plans for the site.
- C. PRELIMINARY CIVIL PLANS - prepare plan drawings for the preferred alternatives and design options. Drawings will include, but not be limited to sidewalk work, hydrology design, and rain garden modification. CONSULTANT team shall provide typical sections.
- D. CONSULTANT's team will prepare a Standard Urban Stormwater Mitigation Plan (SUSMP) tailored to the project that lists and describes the proposed appropriate stormwater mitigation measures. The Low Impact Development (LID) design may include bioswales and/or bioretention cells to effectively infiltrate/filter the on-site run-off to fulfill the SUSMP requirements. Pervious pavement may be included in areas not subject to bus turning movements. It is assumed that CITY will provide necessary proof of ongoing BMP maintenance once the project is complete.
- E. PRELIMINARY ARCHITECTURAL PLANS / SECTIONS / ELEVATIONS – develop typical architectural footprints and representative elevations illustrating the architectural character of the new depot building development incorporating community aspirations and incorporating art if required.

SCOPE OF WORK

- F. PRELIMINARY FINE GRADING LANDSCAPE DESIGN – prepare preliminary grading and drainage coordination plans for landscape and softscape areas for use by the CONSULTANT’s Civil Engineer.
- G. PRELIMINARY HARDSCAPE PLANS and DETAILS- prepare construction plans indicating materials, finishes, colors, and detail call-outs in a schedule.
- H. MATERIALS BOARD – provide preliminary material board indicating colors and finishes.
- I. PRELIMINARY PLANTING PLANS and DETAILS- Prepare preliminary tree planting plans and plant palette legends indicating plant varieties, size, quantity, and locations. Prepare planting details.
- J. PRELIMINARY IRRIGATION PLAN and DETAILS - prepare irrigation diagram indicating zones, mainline routing, and valve locations. Prepare irrigation details of irrigation elements.
- K. PRELIMINARY DEPOT AND SITE LIGHTING PLAN – develop an exterior lighting plan including lighting fixture types and locations. Lighting photometric plan to be prepared in future phase (Phase 3).
- L. PRELIMINARY SIGNAGE AND WAYFINDING – based upon a design analysis and strategy outlining the site needs, constraints and context, provide a unified visual language for open space area signage.
- M. PRELIMINARY STRUCTURAL ENGINEERING – Prepare preliminary structural calculations, conceptual foundation plan, and conceptual structural framing plans.
- N. GEOTECHNICAL AND FOUNDATIONS REPORT – The team will produce a summary memorandum of our findings, conclusions, and recommendations regarding site infiltration capability. CONSULTANT team will produce a calculation package stamped by a registered geotechnical engineer.
- O. DRAFT SPECIFICATIONS OUTLINE - prepare 8½" x 11", typed specifications in the Construction Specifications Institute (CSI) format which describe materials, finishes, and workmanship.
- P. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the 35% complete drawings. This will be prepared using historical costs from recent projects.
- Q. SUBMITTAL - submit technical specification and drawings to CITY for review.

OUTPUT: 35% Complete Development submittal for Train Depot Package including:

- Preliminary Architectural Plans, Sections, Elevations, and Details
- Preliminary Construction Plans and Details
- Preliminary Irrigation Plans and Details
- Preliminary Signage and Wayfinding Dwgs
- Lighting Plans
- Specifications Outline
- Preliminary Structural Calculations
- Preliminary Planting Plans and Details
- Geotechnical and Foundations Report
- Preliminary Civil Plans and Sections
- Preliminary foundation and framing plans
- Opinion of Probable Costs
- Material Boards

TASK 2.PD.2 REVIEW/APPROVAL OF 35% DEVELOPMENT PLANS

Upon completing the Task 2.PD.1 items described above, CONSULTANT will work with the CITY Engineering and Planning staff to incorporate the agreed upon changes to the design based on Planning Department comments, Development Review Committee, and One-Stop meeting.

OUTPUT: Comment / Response / Resolution matrix

TASK 2.PD.3 FINALIZE 35% DEVELOPMENT DESIGN FOR TRAIN DEPOT PACKAGE / SITE

CONSULTANT’s team will address CITY and agency comments and prepare final 35% complete design package and submit to CITY.

OUTPUT: Revised 35% Complete Development Submittal for Train Depot Package

SCOPE OF WORK

TASK 2.PD.4 COMPLETE 35% DESIGN FOR S. LA PATERA LANE (ROADWAY PACKAGE)

CONSULTANT's team will prepare civil and landscape drawings, including drainage, sidewalk, bike lanes, planting, etc. and submit to CITY for review. The team will review site for potential utility conflicts and propose resolutions if needed.

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design concept to resolve outstanding issues, review input from all team members, and develop a base.
- B. PRELIMINARY DEMOLITION PLANS – prepare preliminary demo coordination plans for the roadway.
- C. PRELIMINARY CIVIL PLANS - prepare plan and profile drawings for the preferred alternative design option. Drawings will include, but not be limited to sidewalk work, bike lanes, drainage, and wet utilities.
- D. PRELIMINARY PLANTING PLANS and DETAILS - Prepare preliminary tree planting plans and plant palette legends indicating plant varieties, size, quantity, and locations. Prepare planting details.
- E. PRELIMINARY IRRIGATION PLAN and DETAILS - prepare irrigation diagram indicating zones, mainline routing, and valve locations. Prepare irrigation details of irrigation elements.
- F. DRAFT SPECIFICATIONS - prepare 8½" x 11", typed specifications in the CSI format which describe materials, finishes, and workmanship.
- G. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the design development drawings. This will be prepared using historical costs from recent projects.
- H. SUBMITTAL - submit technical specification and drawings to CITY for review.

OUTPUT: 35% Complete Development submittal for Roadway Package including:

- Preliminary Construction Plans and Details
- Preliminary Planting Plans and Details
- Preliminary Irrigation Plans and Details
- Preliminary Civil Plans, Profiles, and Sections
- Specifications Outline
- Opinion of Probable Costs

TASK 2.PD.5 REVIEW/APPROVAL OF 35% DEVELOPMENT DESIGN FOR ROADWAY PACKAGE

Upon completing the Task 2.PD.4 items described above, CONSULTANT will work with CITY's Engineering and Planning staff to incorporate the agreed upon changes to the design based on CITY comments at a one-stop meeting. This effort is intended to be concurrent with Task 2.PD.2.

OUTPUT: Comment / Response / Resolution matrix

TASK 2.PD.6 FINALIZE 35% DESIGN FOR S. LA PATERA LANE (ROADWAY PACKAGE)

CONSULTANT's team will prepare revised 35% drawings and submit to CITY for review.

OUTPUT: Revised 35% Complete Development Submittal for Roadway Package

Key Assumptions:

- The Train Depot Site Package and the Roadway Package will be developed separately. The Roadway package is anticipated to be expedited but meetings and coordination will be combined with the Train Depot Package.
- No resubmittal of the 35% is anticipated and comments will be addressed in the 65% submittal.
- Development of a Stormwater Pollution Prevention Plan (SWPPP) (including risk determination, erosion and sediment control plans, etc.) is not anticipated for the Roadway Package.
- Lighting photometric plan to be prepared in future phase (Phase 3).

SCOPE OF WORK

- Heating, Ventilation and Air Conditioning (HVAC) Plans to be prepared in future phase (Phase 3). Mechanical, Electrical, and Plumbing Engineering design shall begin at the 65% PS&E.
- Landscape plans to provide preliminary plant locations and palette. Irrigation design to begin at 65% PS&E.
- Specifications during 35% phase will consist of an outline of Project Specification List.

PHASE 2.E

ENVIRONMENTAL DOCUMENT

Duration: 8 Months

In accordance with the City's 2008 Environmental Review Guidelines, CONSULTANT's team anticipates the Roadway Project will qualify for a Categorical Exemption (CE) and will prepare a Notice of Exemption (NOE) in compliance with CEQA. In the event that our research reveals the need for additional documentation under CEQA, CONSULTANT's team would inform CITY and work out an appropriate arrangement to address a possible scope and budget augmentation. For the Train Depot Project, our team anticipates preparation of an Initial Study (IS) to determine whether the project will require a Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR) to meet the requirements under CEQA. For purposes of this scope of work and cost estimate, our team has conservatively assumed that the IS will conclude that an EIR will need to be prepared. It is also noted that preparation of an IS not mandatory prior to preparation of an EIR; if CITY determines that an EIR will be required, preparation of an IS can be eliminated from this scope.

TASK 2.E.1 PREPARE NOTICE OF EXEMPTION

CONSULTANT's team will prepare a NOE for the Roadway Project. The NOE will include a brief project description, a finding that the project is exempt from CEQA, citations to the relevant statutes or guidelines sections that apply, and a statement of reasons to support the findings. CONSULTANT team will prepare a brief memorandum to accompany the NOE that describes compliance of the Roadway Project with the requirements of CEQA Guideline Sections 15300, including Section 15300.2, which contains limitations on the use of CEs in certain circumstances. If technical analyses are determined to be necessary to support the findings of the CE, a scope of work and fee estimate to complete that work can be provided accordingly.

CONSULTANT team will transmit a draft NOE and memorandum to CITY for review via email, and address CITY comments on the NOE and memorandum. Pursuant to Section 15062 of the State CEQA Guidelines, the NOE will not be filed until the Roadway Project is approved. This scope of work assumes that CONSULTANT team will deliver the NOE to the County Clerk and State Clearinghouse and pay the County Clerk filing fees. An electronic copy of the NOE will be forwarded to CITY for its records and documentation.

OUTPUT: Notice of Exemption

TASK 2.E.2 PREPARE ADMINISTRATIVE DRAFT EIR

Initial Study

CONSULTANT team will prepare an IS for the Train Depot Project, using the CITY's Environmental Thresholds and Guidelines Manual and the latest environmental checklist included in Appendix G of the CEQA Guidelines. CONSULTANT team will address each checklist item, supporting all conclusions with reasoned analysis. Existing documents and studies will be used to the extent practical, and impacts will be quantified where appropriate. CONSULTANT team will produce five hardcopies of the IS for CITY review and will incorporate CITY comments and submit the IS in electronic form to LOSSAN, SBCAG, and Amtrak for review. CONSULTANT team will address additional comments and finalize the IS for CITY approval.

SCOPE OF WORK

Notice of Preparation and Scoping Meeting

The Notice of Preparation of an EIR (NOP) will be circulated along with the IS for the required 30-day public review period. CONSULTANT team will be responsible for circulation of the NOP to the State Clearinghouse, County Clerk, and responsible and other concerned agencies. CONSULTANT team will produce up to 25 hardcopies of the IS for distribution. CONSULTANT team will also be responsible for publishing the NOP in a local newspaper and mailing the NOP to property owners/tenants within 1,000 feet of the Train Depot Project site. The cost estimate assumes that printing, noticing, and postage fees will not exceed \$2,000. CONSULTANT team will also make a brief presentation on the Train Depot Project and environmental review process at one public scoping meeting, and will document public comments regarding the EIR scope.

Administrative Draft EIR

CONSULTANT team will prepare the administrative Draft EIR in accordance with the CEQA Guidelines and CITY requirements. The EIR will include the following sections: executive summary, introduction, project description, related projects, environmental impact analysis, and alternatives. For cost estimating purposes, CONSULTANT team assumes that the EIR will focus on direct, indirect, and cumulative impacts to air quality, biological resources, cultural resources, GHG emissions, hazards and hazardous materials, hydrology and water quality, noise, transportation, and utilities (specifically water supply). In addition to discussing impacts from Train Depot Project construction (including demolition of the existing building and parking lot on the project site), the EIR will focus on the environmental benefits, such as decreased GHG emissions, of the train depot based on increased ridership of trains and the corresponding decrease in vehicle miles traveled. CONSULTANT team will model air quality, GHG emissions, and noise impacts to provide a quantitative analysis. The noise analysis will be based on two 15-minute sound measurements that our team will conduct at the Train Depot Project site to determine baseline noise levels. The EIR will analyze impacts of the “no project” alternative and up to three build alternatives.

CONSULTANT team will produce five hardcopies of the administrative Draft EIR for CITY review.

OUTPUT: *Administrative Draft EIR*

T2.E.3 PREPARE REVISED ADMINISTRATIVE DRAFT EIR

Following receipt of CITY comments on the administrative Draft EIR, CONSULTANT team will incorporate comments and submit in electronic form the revised administrative Draft EIR for LOSSAN, SBCAG, and Amtrak review.

OUTPUT: *Revised Administrative Draft EIR*

T2.E.4 PREPARE FINALIZED DRAFT EIR

CONSULTANT team will incorporate comments from LOSSAN, SBCAG, and Amtrak and submit the finalized Draft EIR in electronic form to the CITY for approval prior to printing and distribution of the Draft EIR for public review.

OUTPUT: *Finalized Draft EIR*

T2.E.5 NOTICING AND DISTRIBUTION OF PUBLIC REVIEW DRAFT EIR

CONSULTANT team will produce 15 hardcopies of the Draft EIR’s Executive Summary (for submittal to the State Clearinghouse), up to 25 hardcopies of the Draft EIR, up to 10 hardcopies of the appendices to the Draft EIR, and up to 50 CDs of the Draft EIR and appendices. CONSULTANT team will prepare the Notice of Availability (NOA) and Notice of Completion for the Draft EIR, and distribute the appropriate documents to

SCOPE OF WORK

the State Clearinghouse, County Clerk, and responsible and other concerned agencies. CONSULTANT team will also be responsible for publishing the NOA in a local newspaper and mailing the NOA to property owners/tenants within 1,000 feet of the Train Depot Project site. The cost estimate assumes that printing, noticing, and postage fees will not exceed \$11,000. CONSULTANT team will attend one public hearing during the public review period.

OUTPUT: Noticing documentation as described above

TASK 2.E.6 PREPARE ADMINISTRATIVE FINAL EIR

CONSULTANT team will prepare the administrative Final EIR, including responses to comments received during public review of the Draft EIR and the Mitigation Monitoring and Reporting Program (MMRP) for the Train Depot Project. For estimating, our team has budgeted 160 hours of professional staff time to complete the administrative Final EIR. CONSULTANT team will produce five hardcopies of the administrative Final EIR for CITY review. CONSULTANT team will also prepare the CEQA Findings and, if required, the Statement of Overriding Considerations.

OUTPUT: Administrative Final EIR

TASK 2.E.7 PREPARE FINAL EIR

Upon receipt of comments from CITY, CONSULTANT team will prepare and submit the revised administrative Final EIR in electronic form to LOSSAN, SBCAG, and Amtrak for review. CONSULTANT team will incorporate comments from LOSSAN, SBCAG, and Amtrak and submit the finalized Final EIR for CITY approval. Once approved, CONSULTANT team will produce up to 25 hardcopies of the Final EIR, up to 10 hardcopies of the appendices to the Final EIR, and up to 50 CDs of the Final EIR and appendices. CONSULTANT team will distribute the appropriate documents to applicable agencies. The cost estimate assumes that printing and postage fees will not exceed \$10,000.

OUTPUT: Final EIR

TASK 2.E.8 CERTIFICATION OF FINAL EIR

CONSULTANT's team will attend one public hearing regarding the certification of the Final EIR. If the Final EIR is certified by City Council, CONSULTANT team will prepare and file the Notice of Determination (NOD) with the State Clearinghouse and County Clerk and provide necessary fees. The cost estimate assumes that fees associated with filing the NOD (including County Clerk processing fee and the California Department of Fish and Wildlife filing fee) not to exceed \$4,000.

OUTPUT: Notice of Determination

PHASE 2 ODC's

The following ODC's are included. Any other costs are assumed to be paid for by CITY.

- Travel
- Reproduction & Postage
- Five hardcopies of the administrative Draft EIR for CITY review.
- 15 hardcopies of the Draft EIR's Executive Summary (for submittal to the State Clearinghouse), up to 25 hardcopies of the Draft EIR, up to 10 hardcopies of the appendices to the Draft EIR, and up to 50 CDs of the Draft EIR and appendices.
- 25 hardcopies of the Final EIR, up to 10 hardcopies of the appendices to the Final EIR, and up to 50 CDs of the Final EIR and appendices.

SCOPE OF WORK

PHASE 3.PM **PROJECT MANAGEMENT / COORDINATION / ADMIN** **Duration: 14 months**

CONSULTANT will proceed with the PS&E phase (65% to Final) upon completion of the CITY's review and approval of the preliminary design. The object of the Design will be to:

- Ensure the design development address in every respect the Planning Department review comments
- Advance preliminary design efforts to final agency approved and bid ready Plans, Specifications, and Estimate package including required submittals for reports, matrices, and checklists
- Detail construction phasing plans and identify proposed contractor staging areas.
- Prepare Cost Estimates and materials list

TASK 3.PM.1 **PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL**

The Project Manager (PM) shall conduct, oversee and manage the performance of the work. Project quality control records will be maintained and provide copies, if requested by CITY. The baseline schedule will be reviewed and approved by the CITY and CONSULTANT team members.

The schedule shall be monitored.

- For Train Depot Package and Site, a 13-month period is assumed (2/15/21 thru 3/17/22) for development of 65% Design, 95% Design, 100% Design, and final bid package.
- For Roadway Package, a 10-month period is assumed (1/18/21 thru 11/23/21) for development of 65% Design, 95% Design, 100% Design, and final bid package.
- For Continuation for Environmental phase and Permitting, a 10-month period is assumed (1/21/21 thru 11/25/21). CONSULTANT team will assist with managing the environmental review process schedule and provide project updates for the environmental analysis for incorporation into the master schedule.

CONSULTANT team will coordinate communication and developing a close working relationship with CITY staff, LOSSAN, SBCAG, and Amtrak. Overall duration for the Phase 3 design and environmental project management schedule is anticipated to be approximately a 14-month period **(1/21/21 thru 3/17/2022)**.

***OUTPUT:** Updated Baseline Schedule*

TASK 3.PM.2 **MEETINGS**

Coordinate and attend all meetings with CITY staff. CONSULTANT's team shall prepare and provide to CITY, standard meeting notes for discussion related to CONSULTANT's team's scope of services. CONSULTANT shall record and document the discussions, decisions and actions agreed to at these meetings. Task specific meetings are identified within the separate tasks.

***OUTPUT:** Six (6) PDT meetings held at the CITY's offices and twenty-two (22) bi-weekly conference calls. Prepare meeting agendas and minutes, action items list, and decision log for six (6) PDT meetings.*

TASK 3.PM.3 **PREPARE INVOICES PER CITY SPECIFICATIONS**

CONSULTANT's Project Manager shall provide monthly progress reports as part of the monthly invoice. The progress reports shall address activities and progress within the recent billing cycle and provide upcoming deliverables and actions.

***OUTPUT:** Monthly progress reports and invoices.*

PHASE 3.FD **FINAL DESIGN (BID DOCUMENTS)** **Duration: 9 to 12 Months**

Upon approval of the 35% complete design package by the CITY and other public agencies, CONSULTANT's team shall prepare construction documents (plans and specifications) and submit them to CITY.

SCOPE OF WORK

TASK 3.FD.1 PRELIMINARY REVIEW DESIGN REVIEW BOARD (DRB) MEETING

As the design review progresses, CONSULTANT will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform to the CITY's vision as well as related requirements and standards.

TRAIN DEPOT PACKAGE (BUILDING AND ADJACENT SITE WORK)

Based on the approval of the project from the CITY, CONSULTANT and CONSULTANT project team will prepare plans, specifications, and estimates (PS&E) to the 65% complete level of detail. PS&E's will be prepared to successfully obtain approvals from all necessary utilities and agencies.

TASK 3.FD.2 65% COMPLETE DESIGN CONSTRUCTION PLANS – DEPOT BUILDING AND SITE

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design.
- B. DEMOLITION PLANS – prepare final demolition coordination plans for site development.
- C. CIVIL GRADING AND UTILITY DESIGN - fire access requirements, wet utilities, grading and drainage plans, accessibility requirements, and curb ramps.
- D. SWPPP – the team will prepare a draft Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) for the agency to submit to the State Water Resources Control Board, who will assign a Waste Discharge Identification number for the project. A Water Quality Technical Report (WQTR) will also be prepared to address post construction water quality.
- E. ARCHITECTURAL DRAWINGS – prepare plans, elevations, and details for Depot Building.
- F. SITE CONSTRUCTION PLANS, DETAILS, AND TYPICAL SECTIONS - prepare construction plans indicating materials, finishes, colors, and detail call-outs in a schedule.
- G. PLANTING/IRRIGATION PLANS and DETAILS - prepare labeled planting plans indicating plant varieties, size, quantity, and locations. Prepare planting details of planting elements. Prepare irrigation plans indicating sprinkler heads, drip systems, piping, valves, and controllers. Prepare irrigation details.
- H. FINAL FINE GRADING PLAN - prepare fine grading plan for design intent purposes. Civil drawings shall include preparing final hydrology, drain sizing, piping, and drainage plans.
- I. LIGHTING AND BUILDING AND SITE ELECTRICAL PLAN, DETAILS, AND SCHEDULES - prepare electrical plans, schedules, and details indicating building, site and accent lighting.
- J. STRUCTURAL DRAWINGS - prepare structural plans and details related to architectural and site elements. Structural design will include calculations, framing plans, foundation plans, sizing of framing members, and coordination with other project disciplines.
- K. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS – develop drawings to include sizes of ducts, location of runs, identify equipment manufacturer and equipment size. Electrical power and data plans will be prepared to show the proposed lighting and fixtures, proposed security camera system, and will be used to coordinate with the utility companies. Plumbing plans will be prepared to show fixture sizes and to create overall water demands for the project. Coordination with the sustainable design goals will be key to ensure that the project sustainability goals are met.
- L. MONUMENT / SIGNAGE ENLARGEMENT PLAN - prepare an enlargement construction plan indicating materials, finishes, colors, and detail call-outs for the monument signage.
- M. SPECIFICATIONS - prepare 8 1/2" x 11", typed specifications in the CSI format which describe materials, finishes, and workmanship. Provide standard General and Special Conditions of CSI Section 1.
- N. QUALITY ASSURANCE / QUALITY CONTROL – The Project Team will follow CONSULTANT's Quality Assurance Procedures as set forth in an approved QAP.

SCOPE OF WORK

- O. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the final design drawings. This will be prepared with contractor's input using historical costs.
- P. SUBMITTAL - submit technical specification and drawings to CITY for review at the 65% package. One round of revisions will be provided due to CITY comments.

OUTPUT: *Submittal of 65% Design Plans, Specifications and Estimates to CITY for Review.*

TASK 3.FD.3 REVIEW/APPROVAL OF 65% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Comment / Response / Resolution matrix.*

TASK 3.FD.4 DRB REVIEW/APPROVAL OF 65% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform with CITY's vision as well as related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix.*

TASK 3.FD.5 FINALIZE 95% COMPLETE DESIGN FOR TRAIN DEPOT PACKAGE / SITE

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Revised 95% Complete Development Submittal for Train Depot Package.*

TASK 3.FD.6 DRB REVIEW/APPROVAL OF 95% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform with CITY's vision as well as related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix.*

TASK 3.FD.7 FINALIZE 100% COMPLETE DESIGN FOR DEPOT/SITE

CONSULTANT's Team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Revised 100% Complete Development Submittal for Train Depot Package.*

TASK 3.FD.8 BID PACKAGING PREPARATION, QC, AND SUBMITTAL FOR TRAIN DEPOT BUILDING PACKAGE

CONSULTANT's Team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Revised Bid Package Submittal for Train Depot Package.*

SCOPE OF WORK

TASK 3.FD.9 REVIEW/APPROVAL OF BID PACKAGE

CONSULTANT will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform with the CITY's vision and related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix*

TASK 3.FD.10 FINALIZE AND SUBMIT BID PACKAGE FOR TRAIN DEPOT PACKAGE

Submit technical specification and drawings to the CITY at the final (100%) bid package. The final PS&E construction documents will be suitable for bidding.

OUTPUT: *Submit Final Bid Package Submittal for Train Depot Package. Anticipated deliverables include:*

- Meeting Notes and Schedules
- Construction Document Submittals at 50%, 90% and Final Design (100%).
 - Demolition Plans
 - Construction Plans and Details
 - Irrigation Plans and Details
 - Structural Plans and Details
 - Civil Plans and Typical Sections
 - Structural Engineering Calculations
- Specifications
- SWPPP Documentation
- Opinion of Probable Costs
- Grading and Utility Plans
- Planting Plans and Details
- Architectural Plans and Details
- Signage and Wayfinding Drawings
- Lighting and Electrical Plans and Details
- Mechanical and Plumbing Plans and Details
- Quality Control Documentation
- Structural/Electrical/Mechanical Engineering Calculations

SOUTH LA PATERA LANE INFRASTRUCTURE PACKAGE

TASK 3.FD.11 65% COMPLETE DESIGN CONSTRUCTION PLANS – ROADWAY PACKAGE

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design.
- B. DEMOLITION PLANS – prepare final demolition coordination plans for site development.
- C. CIVIL GRADING AND UTILITY DESIGN - fire access requirements, utilities, grading and drainage plans, accessibility requirements, and curb ramps. A Water Quality Technical Report (WQTR) will be prepared to address post construction water quality.
- D. SITE CONSTRUCTION PLANS, DETAILS, AND TYPICAL SECTIONS - prepare construction plans indicating materials, finishes, colors, and detail call-outs in a schedule.
- E. PLANTING/IRRIGATION PLANS and DETAILS - prepare final labeled planting plans indicating plant varieties, size, quantity, and locations. Prepare planting details of planting elements. Prepare irrigation plans indicating sprinkler heads, drip systems, piping, valves, and controllers. Prepare irrigation details of irrigation elements.
- F. STREET LIGHTING ELECTRICAL PLAN, DETAILS, AND SCHEDULES - prepare electrical plans, schedules, and details indicating street lighting.
- G. SPECIFICATIONS - prepare 8 1/2" x 11", typed specifications in the CSI format which describe materials, finishes, and workmanship. Provide standard General Conditions and Special Conditions of CSI Section 1.
- H. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the final design drawings. This will be prepared with contractor's input using historical costs.
- I. QUALITY ASSURANCE / QUALITY CONTROL – The Project Team will follow CONSULTANT's Quality Assurance Procedures as set forth in an approved QAP. CONSULTANT Quality Assurance Manager and will be responsible for coordinating all services provided and activities performed by the team.

SCOPE OF WORK

- J. SUBMITTAL - submit technical specification and drawings to CITY for review at the 65% package. One round of revisions will be provided due to CITY comments.

OUTPUT: *Submittal of 65% Design Plans, Specifications and Estimates to CITY for review.*

Anticipated Plan Set / preliminary list of plan sheets for this project.

<u>Sheet</u>	<u>Description</u>
1	Title Sheet
2	Typical Cross-Sections and Pavement Details
3-5	Roadway Plan & Profile
6-9	Construction Details
10-14	Pavement Delineation & Signs
15-18	Planting Plans and Details (If determined to be included)
19-22	Irrigation Plans and Details (If determined to be included)

TASK 3.FD.12 REVIEW/APPROVAL OF 65% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Comment / Response / Resolution matrix*

TASK 3.FD.13 FINALIZE 95% COMPLETE DESIGN FOR ROADWAY PACKAGE

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Submittal of 95% Design Plans, Specifications and Estimates to the City of Goleta for review.*

TASK 3.FD.14 REVIEW/APPROVAL OF 95% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion that all aspects of the design will conform with the CITY's vision as well as related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix*

TASK 3.FD.15 FINALIZE 100% COMPLETE DESIGN FOR ROADWAY PACKAGE

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Submittal of 100% Design Plans, Specifications and Estimates to CITY for review.*

TASK 3.FD.16 BID PACKAGING PREPARATION, QC, AND SUBMITTAL FOR ROADWAY PACKAGE

Submit technical specification and drawings to CITY at the final (100%) bid package.

OUTPUT: *Submit Bid Package Submittal for Roadway Package*

TASK 3.FD.17 FINAL REVIEW/APPROVAL OF BID PACKAGE

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion that all aspects of the design will conform with CITY's vision as well as related requirements and standards.

SCOPE OF WORK

OUTPUT: Comment / Response / Resolution matrix

TASK 3.FD.18 FINALIZE AND SUBMIT BID PACKAGE FOR ROADWAY PACKAGE

Submit technical specification and drawings to CITY at the final (100%) bid package. The final PS&E construction documents will be suitable for bidding.

ROADWAY PACKAGE ASSUMPTIONS:

- A. No permits are anticipated for Roadway Package. This is a CITY project. The roadway work is within the existing CITY right-of-way. The CITY's internal review process includes a review by Public Works.
- B. DRB meetings are anticipated to address: cross-section elements and widths (sidewalk, bike lanes, parking and travel lanes); parkway/planter options and street lighting.
- C. Utility relocations are not anticipated. The roadwork involves new curb, gutter and sidewalk. The existing utility poles and overhead lines are anticipated to be protected in place however coordination with the utility agency may be required to provide alternative supports. CONSULTANT team will identify utility-project conflicts, if they occur, and notify the project team and utility owner.
- D. While surface drainage is anticipated, below grade storm drain systems are not anticipated.
- E. Additional impervious area is less than the thresholds for engineer-prepared water pollution and erosion control plans. Design will incorporate pervious pavement, bio-retention areas or drywells, as recommended by the geotechnical engineer.
- F. Street lighting will use existing utility poles. Project-specific street lighting plan with custom street lights is not included in CONSULTANT's scope.

OUTPUT: Submit Final Bid Package Submittal for Roadway Package. Anticipated deliverables include:

- Meeting Notes and Schedules
- Construction Document Submittals at 50%, 90% and Final Design (100%).
 - Demolition Plans
 - Construction Plans and Details
 - Irrigation Plans and Details
 - Civil Plans, Profiles, and Typical Sections
 - Grading and Utility Plans
 - Planting Plans and Details
 - Specifications
- Quality Control Documentation
- Opinion of Probable Costs
- Structural/Electrical Engineering Calculations

PHASE 3.P PERMITS Duration: 3 Months

Upon approval of the 100% complete design package by CITY and other public agencies, CONSULTANT shall prepare construction documents (plans and specifications) and submit them to CITY.

TASK 3.P.1A SECURE CITY PUBLIC WORKS APPROVAL FOR ROADWAY PACKAGE

The complete plan check submittal will be provided to the CITY's Public Works Department including the civil, utilities, irrigation, and landscaping. CONSULTANT team will receive plan check approvals from required CITY divisions and outside agencies as needed for construction building permits.

OUTPUT: Approved Roadway Package

TASK 3.P.1B SECURE CITY DEVELOPMENT PERMIT FOR TRAIN DEPOT PACKAGE

The complete plan check submittal will be provided to CITY Building Department including the architectural, civil, mechanical, structural, electrical, plumbing, irrigation, and landscaping. CONSULTANT team will receive plan check approvals from required CITY divisions and outside agencies as needed for construction building permits.

OUTPUT: Approved Train Depot Package

SCOPE OF WORK

SECURE OTHER PERMITS

TASK 3-P-2A SBCAPCD EXEMPTION

CONSULTANT's team will coordinate with the Santa Barbara County Air Pollution Control District (SBCAPCD) to file the appropriate permit or exemption for the Roadway Project and the Train Depot Project. It is anticipated that these projects will not include any stationary emission sources or emission-generating activities that would require a permit; therefore, for cost estimating purposes, CONSULTANT's team assumes that filing an exemption will be appropriate for each of these projects.

TASK 3-P-2 CONSTRUCTION GENERAL PERMIT COMPLIANCE

CONSULTANT's team will assist the CITY with filing the required documents for a Notice of Intent (NOI) on the SMARTS database for the Train Depot Project. CONSULTANT's team will prepare a site-specific Stormwater Pollution Prevention Plan (SWPPP) in compliance with the Construction General Permit 2009-0009-DWQ (as amended by Order No. 2010-0014-DWQ and Order No. 2012-0006-DWQ). SWPPP preparation will include conducting applicable research, review and calculations, and developing applicable appendices and attachments (e.g., phase specific sampling and monitoring plans, spill response plan, and Water Pollution Control Drawings). SWPPP will address the site-specific risk level assessment and develop a plan for inspection and compliance requirements. CONSULTANT's team will also prepare a Construction Site Monitoring Plan (CSMP) for each of the projects that will include the visual monitoring requirements and schedule to conduct SWPPP inspections necessary to comply with the Construction General Permit. The soil disturbance for the Roadway Package is intended to be less than 1 acre and so a Contractor prepared Water Pollution Control Plan is appropriate for construction. No specific engineer-prepared reporting is anticipated for the Roadway Package.

TASK 3-P-3 CONSISTENCY DETERMINATION WITH SANTA BARBARA AIRPORT

CONSULTANT's team will review all applicable documents, including the Santa Barbara County Airport Land Use Compatibility Plan and Santa Barbara Airport Master Plan, to determine compatibility of the Roadway Project and the Train Depot Project with the Santa Barbara Airport. This task includes an analysis of all compatibility factors, including overflight, airspace protection, noise, and safety. CONSULTANT's team will prepare a brief memorandum for each project to discuss findings.

TASK 3-P-4 BIOLOGICAL PERMITTING MEMORANDUM

CONSULTANT's team will investigate whether the Roadway Project and the Train Depot Project will require biological permits under federal and state statutes such as the Clean Water Act, Endangered Species Act, California Endangered Species Act, Porter-Cologne Water Quality Control Act, and California Fish and Game Code. CONSULTANT's team biologists are extremely familiar with the biological resources of CITY, and CONSULTANT believes that it is highly unlikely that either of the project sites has potential to support listed species or regulated aquatic resources. Under this task, CONSULTANT's team will prepare a memorandum for each project describing the biological regulatory context and substantiating why no federal or state biological permits are required. In the unlikely occurrence that a regulated biological resource is present on one of the sites, CONSULTANT's team will work with the CITY to address the resource in the most beneficial manner for the applicable project. If resources cannot be avoided and permits are needed, CONSULTANT will work with CITY and permitting agencies to ensure that permits are timely and reasonably conditioned. While permitting is not anticipated, they can be conducted under a separate authorization.

PHASE 4.A BID ASSISTANCE *(NIC – optional future services)* 5 Months

CONSULTANT's team will support CITY during bidding and continue all project controls and reporting as

SCOPE OF WORK

required. CONSULTANT will participate in stakeholder coordination as needed and manage all requests, information, and coordination with our subconsultants. Assistance is not currently part of the scope and excluded at this time.

OUTPUT: Project controls and reporting.

PHASE 4.B DESIGN SUPPORT UNDER CONSTRUCTION (NIC – optional future services) 25 Months

CONSULTANT's team will support CITY and Construction Manager during construction and continue all project controls and reporting as required. CONSULTANT will attend the Pre-Construction Meeting at CITY, participate in stakeholder coordination as needed, and manage requests, information, and coordination with our subconsultants. CONSULTANT will work with CITY to prepare construction bulletins and will attend regular jobsite meetings and perform site observations of the construction. When requested in writing by CITY, CONSULTANT will review and respond to Requests for Information (RFIs), Change Requests (CR), Contractor progress payment requests, or Contract Change Orders (CCO). The project team will review shop drawings and submittals for the project, as requested by CITY. CONSULTANT's team will complete a final site walk, along with CITY Project Manager or Construction Inspector at substantial completion of construction. CONSULTANT will create a comprehensive list of items needed to be complete to meet all project permit requirements and design objectives.

OUTPUT: Bid Addenda, RFI / Submittal Responses, Field Reports, and Final punch list items to be completed.

PHASE 4.C RECORD DRAWINGS AND PROJECT CLOSEOUT (NIC – optional future services)

Upon completion of the construction contract, CONSULTANT will prepare record drawings by updating the original project "as- advertised" plan sheets showing changes that occurred during construction. Record drawings will be prepared by transferring the updates from red-marked plans received from CITY and markups recorded by the project team during construction. The record drawings will be completed in the as-advertised project CADD AutoCAD files. "Record Drawing" cells will be included on each plan sheet and updates will be clouded to provide distinction from the original design.

OUTPUT:

- One (1) 11"x17" set of record drawings for submittal to CITY for both the Train Depot Package and the Roadway Package.
- One set of final record drawings in PDF format.
- One set of record drawing CADD files in AutoCAD 2010 format.

SCHEDULE 2 – ASSUMPTIONS AND OUT-OF-SCOPE ITEMS

The following are assumptions or expressly excluded from the scope of services "Schedule 1:"

- A. PACKAGING - the project is assumed to be designed as two separate packages, a single package for the Train Depot site and a single package for the Roadway (within right-of-way) utilizing CAD or Revit software.
- B. FEES - payment of any governmental fees, permits or assessments to be by others.
- C. CHANGES - CITY or outside agency changes in program, schedule, consultant team or redesign.
- D. OPTIONAL NEPA COMPLIANCE TASK - If the CITY also obtains federal funding, CONSULTANT team will prepare required NEPA compliance documentation for the project. Scope of work assumes preparation of a NEPA Categorical Exclusion (CE) supported by the following standalone technical studies: Stormwater Data Report, Water Quality Assessment Report, Air Quality Technical Memorandum, Greenhouse Gas/Climate Change Study, Noise Technical Study, Initial Site Assessment, Natural Environment Study, Archaeological Survey Report, Historical Resources Evaluation Report, Historic Property Survey Report, and Visual Impact Assessment Report.
- E. SUSTAINABILITY CERTIFICATION DOCUMENTATION – While the project will be designed with sustainability in mind,

SCOPE OF WORK

including being designed to achieve LEED Silver certification, documentation and submittal is not included in this scope of services but can be provided as an option if requested.

- F. BORING TRAFFIC CONTROL - "No Parking" signs will be placed in areas of borings a minimum of 48 hours in advance. CONSULTANT requests that CITY provide towing services in the event that a vehicle is parked in the work area in addition to providing barricades. Due to the depth of the static groundwater level, we do not anticipate needing a drilling permit from the County of Santa Barbara.
- G. TENANT IMPROVEMENTS – not a part, will be negotiated if out of sequence.
- H. CONSTRUCTION-PHASE SERVICES: It is understood and agreed that the design process cannot be completed until the Project which is the subject of this Agreement is actually constructed. It is further understood and agreed that, if construction-phase services are provided for under this Agreement, such services are essential to the completion of the professional services for which CONSULTANT is being retained. CITY acknowledges that the premature termination of CONSULTANT's services prior to substantial completion of the Project will significantly increase the risk of loss resulting, among other causes, from misinterpretation of the intent of the design, unauthorized modifications, and failure to detect errors or omissions in the plans and specifications before they become costly mistakes built into the Project. Therefore, CITY agrees that, if the services to be provided by CONSULTANT under this Agreement do not include construction-phase services, or, if this Agreement is terminated prior to substantial completion of the Project, CITY will indemnify CONSULTANT and hold CONSULTANT harmless from and against any and all claims, demands, losses, costs, liabilities and damages, including, without limitation, reasonable attorneys' fees and expenses and excepting only those claims, demands, losses, costs, liabilities and damages arising out of the negligence of CONSULTANT.
- I. PREPARATION OF AS-BUILT DRAWINGS - Not a part of these services. CONSULTANT shall review the Record Drawings prepared by the landscape contractor for completeness in accordance to the specs. Preparation of Record Drawings will be prepared under future services.
- J. SCHEDULE – Deliverable timelines set herein are based upon schedules set forth in the CITY's RFP. CONSULTANT shall plan to follow milestones set herein but shall not be held responsible for schedule delays caused by stakeholders, construction delays, or other third-party impacts that are outside CONSULTANT's control. Some adjustments have been indicated herein based upon delayed start date. Adjusted schedule to be developed.
- K. CONSULTANT's team will apply sustainable principles at each scale of design to achieve critical resource reductions. CONSULTANT's team will consider sustainable concepts and discuss with CITY on how each concept will contribute to the project's sustainable goals. The team will meet the CITY's requirement of meeting LEED Silver Standards for potential Certification. Certification documentation and submittal not included but can be provided as an optional service.
- L. In September 2013, the Governor's Office signed Senate Bill 743 into law, starting a process that fundamentally changes the way transportation impact analysis is conducted under the California Environmental Quality Act. Within the State's CEQA Guidelines, these changes include the elimination of auto delay, Level of Service (LOS), and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant traffic impacts. SB 743 identifies Vehicle Miles Traveled (VMT) as the most appropriate CEQA transportation metric, along with the elimination of Auto Delay/LOS for CEQA purposes statewide. The justification for this paradigm shift is that auto delay/LOS impacts lead to improvements that increase roadway capacity and therefore induce more traffic and greenhouse gas emissions. The California Governor's Office of Planning and Research (OPR) has provided guidance to implement SB 743. Per OPR's revisions to the CEQA guidelines, a lead agency may elect to be governed by the VMT guidelines immediately. However, beginning July 1, 2020, the VMT guidelines shall apply Statewide. To date, the City has not adopted a methodology or corresponding thresholds of significance for purposes of evaluating the potential traffic impacts of development projects based on VMT. Accordingly, this proposal assumes the analysis of project-related traffic impacts will be prepared based on the City's current LOS-based methodology and thresholds of significance.

May 22, 2019

PROPOSAL
PROFESSIONAL DESIGN SERVICES FOR THE
GOLETA TRAIN DEPOT PROJECT, CITY OF GOLETA, CA

SCHEDULE 3 - FEES

Fees are budget amounts estimated for the services described. The work will be provided on a task basis with an agreed hourly allowance amount for each task appropriate to a detailed scope prepared at that time. Contract and payment terms according to mutual agreement.

TIME AND MATERIALS FEE ESTIMATE

Table with 3 columns: Phase/Task, Description, and Fee. Includes items like PHASE 1.PM PROJECT MANAGEMENT PHASE 1 (\$72,059.00) and ESTIMATED FEE (\$2,262,038.00).

ODCs / REIMBURSABLE EXPENSES:

Reproductions, CADD plots, mileage, travel costs, shipping expenses are in addition to the fee amount at cost plus 10% or directly charged Client account.

Summary table for reimbursable expenses: REIMBURSABLE ALLOWANCE (\$95,492.00) and TOTAL NOT-TO-EXCEED AMOUNT (\$2,357,530.00).

Sincerely,

Anil Verma Associates, Inc.

By: Anil Verma, FAIA, President; By: Nandini Verma, Secretary
Date: 05/22/19; Date: 05/22/19

NOTE: Refer to attached hourly task matrix breakdown for billing rates and reimbursable breakdown. Costs are broken down by task and by consultant / discipline. Markup of 10% has been applied to sub-consultants for Civil Engineering, Survey Environmental, Hydrology, Traffic, Geotechnical Engineering, and Support for Structural Engineering. AVA, as prime, has Architecture, Landscape Architecture, Structural Engineering, Plumbing, Mechanical, and Estimators in house.

Exhibit B— Schedule of Fees

**AMENDMENT NO. 1
TO A PROFESSIONAL DESIGN SERVICES AGREEMENT
BETWEEN THE CITY OF GOLETA
AND
ANIL VERMA ASSOCIATES, INC.**

This **Amendment No. 1** to a PROFESSIONAL DESIGN SERVICES AGREEMENT by and between the **CITY OF GOLETA**, a municipal corporation ("City") and **ANIL VERMA ASSOCIATES, INC.**, ("Consultant") dated the 4th day of June, 2019 ("Agreement," Agreement No. 2019-042) is made this 7th day of June, 2022.

RECITALS

WHEREAS, this Agreement is for professional design services for the Goleta Train Depot project and was authorized on June 4, 2019; and

WHEREAS, the Agreement currently provides in Section 3 Subsection (a) for the total compensation amount not to exceed \$2,400,000; and

WHEREAS, the parties desire to amend the Agreement so as to provide for additional compensation in the amount of \$375,000 for additional design services; and

WHEREAS, the Agreement currently provides in Section 6 for the termination of the Agreement on June 30, 2022; and

WHEREAS, the parties desire to amend the Agreement so as to extend the term of the Agreement to June 30, 2024; and

WHEREAS, the Agreement currently provides in Exhibit A entitled "Scope of Work" the complete and particular description of services; and

WHEREAS, the parties desire to amend Exhibit A of the Agreement by adding additional design services as more completely and particularly set forth in the Scope of Work, attached as Exhibit "A-1"; and

WHEREAS, the City Council approved this Amendment No. 1 on this 7th day of June, 2022.

AMENDED TERMS

Now therefore City and Consultant agree as follows that the Agreement be, and hereby is, amended as follows:

1. **Subsection (a) of Section 3. COMPENSATION AND PAYMENT** of the Agreement is amended to add an additional authorized amount of \$375,000 and to read in its entirety:

(a) **Maximum and Rate.** The total compensation payable to CONSULTANT by CITY for the services under this AGREEMENT **SHALL NOT EXCEED** the sum of \$2,775,000 (herein "not to exceed amount"), and shall be earned as the work progresses.

2. **Section 6. TERM, PROGRESS AND COMPLETION** of the Agreement is amended to add two years and to read in its entirety:

The term of this AGREEMENT is from the date first written above to June 30, 2024, unless term of this AGREEMENT is extended or the AGREEMENT is terminated as provided for herein.

CONSULTANT shall not commence work on the services to be performed until (i) CONSULTANT furnishes proof of insurance as required by Section 10 below, and (ii) CITY gives written authorization to proceed with the work provided by CITY'S Project Manager. All services shall be completed within two years of the notice to proceed.

3. This Agreement is amended to delete and replace in its entirety:

Exhibit A "Scope of Work" with **Exhibit A-1 "Scope of Work"** attached hereto and incorporated herein.

4. Except as otherwise specifically provided herein, all other provisions of the Agreement shall remain in full force and effect.

In concurrence and witness whereof, this Amendment No. 1 has been executed by the parties effective on the date and year first above written.

CITY OF GOLETA

DocuSigned by:
Michelle Greene
Michelle Greene, City Manager

CONSULTANT

DocuSigned by:
Anil Verma
Anil Verma, FAIA, President

ATTEST:

DocuSigned by:
Deborah Lopez
Deborah Lopez, City Clerk

DocuSigned by:
Nandini Verma
Nandini Verma, Secretary

APPROVED AS TO FORM

DocuSigned by:
Winnie Cai
Winnie Cai, Assistant City Attorney

EXHIBIT A-1

SCOPE OF WORK



THE GOLETA TRAIN DEPOT PROJECT *(Train Depot Project)*

And

THE SOUTH LA PATERA ROADWAY IMPROVEMENT PROJECT *(Roadway Project)*



SCOPE OF WORK – PLUS AMENDMENT #1 ~~May 22, 2019~~ Revised May 15, 2022

Prepared for: The City of Goleta, Neighborhood Services and Public Safety Department
Prepared by: Anil Verma Associates, Inc.

SCOPE OF WORK

PROPOSAL AMENDED PROFESSIONAL DESIGN SERVICES FOR THE GOLETA TRAIN DEPOT PROJECT, CITY OF GOLETA, CA

~~May 22, 2019~~
AMENDED
May 15, 2022

PROJECT UNDERSTANDING

The scope identified in the City of Goleta's ("CITY") Request for Proposal (RFP) dated 01/17/2019, serves to provide a new multimodal train depot just south of the existing Goleta AMTRAK train platform site. Project footprint, scope of work, and program elements will remain as shown in the RFP. The scope improvements described herein will be prepared as two separate projects: (1) the roadway and access improvements (**Roadway Project**) along South La Patera Lane between Hollister Avenue and the proposed depot; and (2) a depot building with waiting rooms and a café, a new parking facility, and accommodations for buses, vanpools, and bicycles (**Train Depot Project**) at the station site, located south of the existing CITY Amtrak train platform.

The depot building and parking will be located on land owned by CITY located immediately adjacent to the existing platform. The existing site consists of an existing warehouse composing of roughly half of the project site with the warehouse located in the northern middle of the project area. The remaining area is surfaced with either concrete or asphalt pavement. Historically the project site was covered with orchards. The 1953 photograph shows the project site cleared of the orchards with existing warehouse structure shown in the 1967 photograph. The proposed project will not be modifying the existing platform and it is assumed new improvements will be outside of Railroad Right-of-Way. The train depot building will include a lobby, ticketing area, waiting room, café, community room, restrooms/ shower/ changing facilities, bike storage and baggage storage lockers. In addition, the design of the depot will accommodate opportunities for public art projects both inside and outside the building. Anil Verma Associates Inc. ("CONSULTANT") assumes that structural loads will be representative one-story or two-story light-framed construction and that only minor grading will be required.

Environmental documentation in accordance with the City's 2008 Environmental Review Guidelines will be prepared for two separate projects. CONSULTANT team will prepare necessary California Environmental Quality Act (CEQA) compliance documentation for these projects. The scope of work and fee estimate are based on CONSULTANT's understanding of these projects and existing conditions of the project site and vicinity, as well as CONSULTANT's experience on similar projects throughout California.

SCHEDULE 1 – PROPOSED SCOPE OF SERVICES

PHASE 1.PM	PROJECT MANAGEMENT / COORDINATION / ADMIN	Duration: 5 months
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TASK 1.PM.1	PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL
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Project scope shall be limited to the related items listed in the CITY's Request for Proposal that included the project overview and outline of proposed improvements. The Project Manager (PM) shall conduct, oversee and manage the performance of the work including

- Coordination of the development of the overall work tasks
- Management of the schedule, budget, staff resources
- Reporting work progress and schedule updates to the CITY's Project Manager
- Scheduling, coordinating, and providing minutes of Project Development Team (PDT) meetings.

SCOPE OF WORK

The Project Development Team shall include, but not limited to, the following stakeholders: CITY; Amtrak; LOSSAN, SBCAG, Santa Barbara Airport, SBMTD, and UCSB. Prior to the start of work, CONSULTANT will furnish the subconsultants the appropriate forms, manuals, and criteria to ensure uniformity of all project documents. CONSULTANT's PM will conduct status and review meetings with subconsultants to review their progress, ensure up-to-date information is being used and the appropriate activities are being performed. Subconsultants will submit all studies, reports, and plans to the PM for review of conformity with the project scope of work, directives, applicable codes, design criteria, and any other requirements. The PM will meet with the design team on a periodic basis to establish design tasks and to determine schedule and budget status. Deliverables will be made through the PM. CONSULTANT project team and their respective tasks include:

PACKAGE 1 (Roadway Project)

- **Anil Verma Associates, Inc. (AVA)** - Landscape Architecture, Dry Utilities, and Structural Engineering
- **MNS Engineers, Inc.** – Civil Engineering, Survey/Mapping, Utilities, Drainage, Right-Of Way
- **Rincon Consultants, Inc.** – Environmental Services
- **ENGEO** – Geotechnical Engineering and Hydrology Engineering

PACKAGE 2 (Train Depot Project)

- **Anil Verma Associates (AVA)** has Architectural, Mechanical Engineering, Electrical Engineering, Dry Utilities, Plumbing, Lighting, Landscape and Irrigation, and Structural Engineering services in-house
- **SE Engineering Solutions** – Optional Structural Engineering Support
- **RailPros** – Civil Engineering, Wet Utilities, Grading, Drainage, and UPRR/LOSSAN Coordination.
- **MNS Engineers, Inc.** – Survey/Mapping
- **Rincon Consultants, Inc.** – Environmental Services and Outreach
- **ENGEO** – Geotechnical Engineering, Hydrology Engineering, and SWPPP/SWRCB

CONSULTANT's QA/QC Plan will be developed and submitted to CITY for approval as an independent document. This plan will detail the policies and procedures to ensure that Quality Assurance (QA) procedures are in place and that Quality Control (QC) is performed for each work product and by the design team. Project quality control records will be maintained and provide copies, if requested by CITY. AutoDesk Revit/AutoCAD is anticipated to be utilized as the main design programs.

CONSULTANT shall submit a baseline schedule at the start of the work. The baseline schedule will serve as the basis for monitoring and controlling project activities. The baseline schedule will be reviewed and approved by CITY and PDT members. The schedule shall show the relationship of the project tasks, expected sequence of design, milestone submittals and the effect of any impacts to the overall schedule.

Assumed 5-month period (6/04/19 thru 11/14/19) for up to Task 1.PD Preliminary Design Phase. Preliminary Environmental (11/18/19 thru 5/01/20) shown under Task 1.PE is anticipated to occur concurrently with Task 2.PD (35% Design) and managed under Task 2.PM (Phase2). Overall duration for the Phase 1 project management schedule is anticipated to be a 5-month period **(6/04/2019 thru 11/14/2019)**.

OUTPUT: Baseline Schedule and Quality Assurance Plan (QAP)

AMENDED TASK 1.PM.1 PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL

Design work began on the Goleta Train Depot project in July 2019. The original project schedule has been revised several times due to DRB approvals and Covid-19 Conditions. The overall project schedule has been extended. In that time, PDT staff participated and continue to participate in additional project bi-weekly meetings and coordination with project stakeholders.

SCOPE OF WORK

Task	Planned Start	Actual Start	Planned Completion	Actual Completion	Delay
35% Design	2/28/2020	11/2020	4/2020	12/2020	8 mo.
65% Design	4/2021	8/2021	7/2021	11/2021	5 mo.
95% Design	6/2021	2/2022	10/2021	--	
Final Bid Package	12/2021	--	3/2022	--	

TASK 1.PM.2 MEETINGS

Coordinate and attend meetings with City staff. CONSULTANT's team shall prepare and provide to CITY, standard meeting notes for discussion related to the scope of services herein. CITY indicated face to face meetings every two months and bi-weekly conference calls. CONSULTANT shall record and document the discussions, decisions and actions agreed to at these meetings. Task specific meetings are identified within the separate tasks. CONSULTANT to schedule risk management workshops with the design team and key stakeholders at key milestones.

OUTPUT: Three (3) PDT meetings held at CITY'S offices and nine (9) bi-weekly conference calls. Prepare meeting agendas and minutes, action items list, and decision log for three (3) PDT meetings.

TASK 1.PM.3 PREPARE INVOICES PER CITY SPECIFICATIONS

CONSULTANT'S Project Manager shall provide monthly progress reports as part of the monthly invoice. The progress reports shall address activities and progress within the recent billing cycle and provide upcoming deliverables and actions.

OUTPUT: Monthly progress reports and invoices.

PHASE 1.PD PRELIMINARY DESIGN Duration: 5 Months

TASK 1.PD.1 DEVELOP BASE MAPPING

- A. STRATEGY SESSION / PROGRAM DEFINITION - meet with CITY and project team to understand the site design objectives and opportunities for approval. Establish specific design criteria and preliminary landscape construction budget from the CITY - one meeting.
- B. SITE RECONNAISSANCE - visit the site to observe and photograph existing conditions and neighborhood context. Compare existing conditions against as-built drawings provided by CITY.
- C. REVIEW/ANALYZE DATA – critically review the most recent site plan including the conceptual plans and estimate of probable costs prepared by others. Discuss with CITY staff, so critical information is carried forward. Review CITY as-built and historical documents and studies. Review CITY tract and parcel maps for right-of-way data. Confirm facility locations and configurations. Provide cursory review of accessibility (Americans with Disabilities Act (ADA) and California Building Code (CBC)), drainage, utility, and right-of-way issues. Review/verify existing and required amenities, look beyond the confines of the scope of work area to see if there are any connections that should be recognized, either vehicular, bike or pedestrian. Identify inconsistencies, deficiencies, or any other information necessary to progress the work.
- D. DEVELOP BASE MAPPING – Base Mapping will be prepared using City-provided survey data. CITY provided an ALTA survey for the train depot site. CONSULTANT team will perform the necessary topographic surveying in order to establish vertical and horizontal control, and the Train Depot Project boundary. For the Roadway Package site area, CONSULTANT team will perform both a site topographic survey and mapping. This information will be used to develop a base from which to prepare preliminary design.

SCOPE OF WORK

- Additional Topographic Surveying for Train Depot Package site (27 S La Patera Lane). MNS previously performed an ALTA and topographic survey of 27 S. La Patera Lane for CITY. It is anticipated that additional survey may be required for the site design effort. CONSULTANT will perform supplementary survey.
- La Patera Lane Topographic Mapping & Boundary Retracement: CONSULTANT will perform field surveying and mapping in support of the roadway improvements. CONSULTANT will establish new control on a local basis of bearings and tie to the NAVD88 vertical datum based on local benchmarks. The limits of the survey mapping will generally be the road right-of-way plus 5 feet each side from Hollister Avenue to the end of La Patera Lane at the project site. The intersection of Hollister Avenue and La Patera Lane is included. The survey mapping will include: hardscape, structures, walls, fences, trees, signage and striping, and observable utilities.

Topographic/utility base map will be prepared at a scale of 1-inch=20-feet with 1-foot contour intervals. In addition, CONSULTANT will retrace the westerly right of way boundary. The boundary retracement will be based upon field monumentation and record map information. Acquisition of a preliminary title report will be made if deemed necessary. If needed, CONSULTANT estimates cost of additional services to be from \$5,000 to \$10,000 for a project of this size.

- E. CONSULTANT team will initiate contact with the various utilities within the project site to obtain available as-builts and utility maps. During the site visit, visible utility appurtenances will be identified. These features will be checked for consistency with the as-built information obtained from the utility companies. Utility features will be marked for the surveyors to record during the topographic survey. CONSULTANT has included up to 4 potholes and a half-day for the survey crew of \$5,250 which has been included in the fee herein.

OUTPUT: PDF record of all research and data collection. Field Reconnaissance notes. Topographic Survey in AutoCAD format. Preparation of Utility Matrix showing utilities having facilities in the project area and a listing of items received from the various utilities.

TASK 1.PD.2A PRELIMINARY DESIGN OPTIONS

CONSULTANT's team will prepare the train depot building and site design addressing the requirements in the environmental document, and will be in accordance with CITY standards, Title 24, and other applicable requirements. CONSULTANT will develop the initial architectural styles for study by providing architectural plan and elevation sketches and comments to aid CITY staff to determine a style for the project. Prepare a collage of development imagery (photos) to describe the project character. The CONSULTANT team anticipates participation in a strategy session, indicated in Task 1.PD.1A to understand the site design objectives. In concert with the CONSULTANT team, determine the constraints, opportunities, general capacities or optimum level of development. CONSULTANT's Structural Engineer will counsel on building form, materials, and structural systems pertaining to suitability of design as related to site conditions, building code requirements, and soils report requirements.

OUTPUT: Prepare preliminary architectural plans, elevations, and sketches. Prepare imagery collage.

TASK 1.PD.2B LOW IMPACT DEVELOPMENT DESIGN

CONSULTANT's team will prepare a Standard Urban Stormwater Mitigation Plan (SUSMP) tailored to the project that lists and describes the proposed appropriate stormwater mitigation measures. The SUSMP will be prepared to satisfy National Pollutant Discharge Elimination System (NPDES) requirements and requirements set forth in CITY's Standard Urban Stormwater Mitigation Plan (SUSMP). The Low Impact Development (LID) design will include bioswales and potentially other methods such as bioretention cells to effectively infiltrate/filter the on-site run-off to fulfill the SUSMP requirements and suitable based upon geotechnical investigations. Pervious pavement may be included in areas not subject to bus turning movements. CONSULTANT will analyze the site area to optimize the placement of the LID features to reduce construction costs. It is assumed that CITY will

SCOPE OF WORK

provide necessary proof of ongoing BMP maintenance once the project is complete.

OUTPUT: Four (4) 8.5"x11" copies of SUSMP submittal for CITY's review. Each submittal will include a map/plot plan showing proposed BMPs. Initial and Final submittal will be provided to CITY.

TASK 1.PD.2C PRELIMINARY LANDSCAPE PLAN

CONSULTANT will prepare preliminary landscape plans for the project site. CONSULTANT will work closely with CITY Landscape and Maintenance staff in order to provide a preliminary and final design that meets the CITY's requirements.

OUTPUT: Preliminary landscape plans.

TASK 1.PD.3A FINALIZE PRELIMINARY DESIGN OPTIONS

Based upon feedback from project stakeholders, CONSULTANT's team will prepare final conceptual designs and sketches to provide a preferred scheme from which to carry forward CITY's design goals. The team anticipated to account for up to two public meetings for the project. All communications with the public or the press will be made by CITY with the CONSULTANT team providing support.

OUTPUT: Finalize preliminary architectural plans, elevations, and sketches. Prepare exhibits for outreach.

TASK 1.PD.3B PRELIMINARY DESIGN OPTIONS FOR SOUTH LA PATERA LANE ROAD IMPROVEMENTS

CONSULTANT's team will develop up to five conceptual design options for proposed pedestrian, bike and parking improvements along South La Patera Lane. The options will be presented to CITY Public Works Department for review. CITY Public Works Department will provide direction regarding preferred options for development of 35% design. Potential options include:

- Sidewalk infill: Continuation of what is already built along the corridor.
- Class 2 Bike Lanes: narrow parking and travel lanes. Add curb extensions at intersections and driveways for landscape and storm water infiltration.
- Class 2 Buffered Bike Lanes: remove parking, expand parkway.
- Class 4 Bikeway: narrow parking and travel lanes.
- Class 1 Bike Path: in place of the sidewalk and on-road bike facilities. May add Class 1 with multiple driveway crossings is not optimal.

OUTPUT: Finalize preliminary civil plans and sketches. Prepare exhibits for Public Works Department.

TASK 1.PD.4 GEOTECHNICAL EXPLORATION

CONSULTANT's team will retain a subcontractor with a truck-mounted drill rig to perform three borings in accessible areas of the pavement. Borings will be performed between 5 and 50 feet deep with samples being collected using split-spoon samplers and/or Shelby Tubes, if soft clay is encountered. In discussion with the CITY, work is not intended within UPRR property and necessary borings shall be performed within the existing warehouse building. This requires the use of a limited access drilling rig mobilized out of the Los Angeles or Bay Area as they are not available on the Central Coast. Performing work inside the building also requires additional coordination effort with subcontractors for access. Additional field work will also be performed along South La Patera Lane.

CONSULTANT assumes CITY will facilitate any encroachment permit and waive the associated fee, if any.

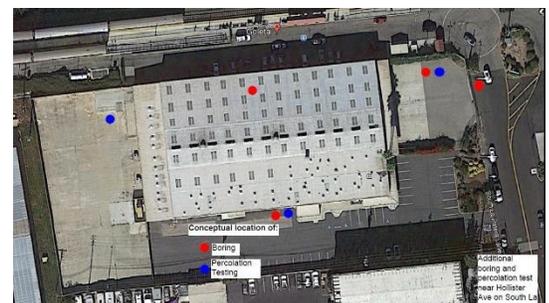


EXHIBIT 1: Proposed Boring Locations

SCOPE OF WORK

Borings will be performed in the parking lane and we assume that traffic control will be required. “No Parking” signs will be placed in areas of borings a minimum of 24 hours in advance. CONSULTANT requests that CITY provide towing services in the event that a vehicle is parked in the work area in addition to providing barricades. Due to the depth of the static groundwater level, a drilling permit from the County of Santa Barbara is not anticipated. Borings located in areas of concrete flatwork will require concrete coring/cutting, we have include the cost of a concrete coring contractor in our budget.

We will generally place soil cuttings back into the boreholes with excess spoils being placed in 55-gallon steel drums and stored on-site for about a week prior to pickup. CONSULTANT has assumed, following analytical testing, the soil cuttings to be considered non-hazardous. Boring soils considered hazardous will require an additional fee for disposal. The boring locations will be capped with asphalt cold patch within the street, other locations will be left unpatched as we assume the improvements will be demolished at a later time. The drilling contractor estimates about 2 days to perform the borings in addition to the shallow borings discussed below for percolation testing. CONSULTANT has budgeted for a private utility locator to mark the locations of identifiable utilities prior to field work. An ENGEO engineer or geologist will observe the drilling operations and log the subsurface conditions encountered. Soil samples will be taken at frequent intervals for visual classification and laboratory testing.

CONSULTANT will test representative soil samples from the exploratory locations in ENGEO’s laboratory to determine some of their engineering properties. CONSULTANT plan to perform moisture-density, sieve analysis, plasticity index, R-value, and limited corrosion tests. Other tests will be performed as necessary.

At this time, the locations and depths of percolation basins are not determined. CONSULTANT proposes to drill and install three percolation test holes to a depth of approximately 3 to 5 feet below the existing grade. The test holes will be located near the deeper geotechnical borings. The boring will be converted to percolation test hole by placing a thin layer of fine gravel at the bottom of the test hole, placing a 3- or 4-inch-diameter perforated pipe in the hole and then surrounding the pipe with gravel. The hole will be pre-soaked overnight prior to testing, with measurement of the percolation rate occurring the following day. We assume the four test locations may be completed in two field days. At the start of the test, the hole will be refilled with water to approximately 12 inches above the pea gravel placed at the bottom of the hole. The water level will be measured on a regular basis until the percolation rates stabilize. Following percolation testing, the perforated pipe will be removed and hole filled with crushed rock and soil and cap the hole with asphalt cold patch within the street.

CONSULTANT will analyze the subsurface conditions and laboratory test results, and prepare a geotechnical a report including field exploration and laboratory data, in addition to the items described below.

- Suitability of the site for the proposed development.
- Assessment of geological hazards at the site and in the general project area.
- Treatment of geotechnical constraints such as loose/soft surface soils, debris flow, landslides, existing fills, compressible soils, expansive soils, liquefiable soils, and lateral spreading, as necessary, based on field exploration results.
- Analysis of potential total and differential settlement due to seismic densification, liquefaction and consolidation, as appropriate.
- Conceptual measures to mitigate hazards, geotechnical constraints, and predicted settlements, as appropriate.
- Site grading recommendations, including fill placement recommendations, utility backfill, and recommendations for site drainage.
- Brief corrosion potential description.
- Foundation design parameters for recommended foundation type(s) and CBC seismic criteria.
- In Section 20.3.1 of ASCE 7-10 “For structures having a fundamental period of vibration equal to or less

SCOPE OF WORK

than 0.5 seconds, site response analysis is not required to determine spectral accelerations for liquefiable soils.” CONSULTANT has assumed a Site Response Analysis is not required by the seismic code. Additional authorization is required before performing the Site Response Analysis.

- Secondary slab-on-grade (flatwork) recommendations.
- Preliminary parking lot pavement recommendations for hot mix asphalt.
- Conventional retaining wall recommendations.
- Stormwater infiltration opportunities

CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any. The geotechnical report will include a summary of the surface and subsurface conditions, seismicity, laboratory test data, exploration log data, and a site plan showing our exploratory locations and improvement limits. CONSULTANT will respond to CITY comments and provide a final geotechnical report. We have assumed up to 12 staff hours.

OUTPUT: *Draft and Final Geotechnical Report of Investigation; the report will be signed by a California – licensed Geotechnical Engineer and Certified Engineering Geologist.*

TASK 1.PD.5 PRELIMINARY ROUGH ORDER OF MAGNITUDE OF COSTS

CONSULTANT’s team will prepare a rough order of magnitude for potential construction costs for the project during the preliminary design phase. The construction estimate will include the total cost, and subtotals for each category of work and major work items.

OUTPUT: *Preliminary Cost Estimate.*

TASK 1.PD.6 STAKEHOLDER COORDINATION FOR LOSSAN TRAIN STORAGE PROJECT

LOSSAN will be contracting with Amtrak for that train storage project. CONSULTANT’s team shall serve as CITY’s consultant/advisor for the LOSSAN train storage project as it relates to that project’s impacts on CITY’s future project. CONSULTANT team shall review submittals/reports/alternatives from LOSSAN/Amtrak and meet with them - up to three (3) rounds of reviews of materials/meetings. Assumes only one (1) meeting and up to five (5) phone meetings.

OUTPUT: *Provide advisory comments. Provide meeting notes.*

PHASE 1.PE PRELIMINARY ENVIRONMENTAL / TECHNICAL STUDIES Duration: 5 Months

Technical studies necessary for CEQA compliance for the Train Depot Project will be prepared to meet CITY standards. Draft versions of each study will be submitted in electronic form for at least one round of CITY review and then updated based on City comments. Additional rounds of review can be added under a contract amendment. CONSULTANT will submit revised studies submitted to LOSSAN, SBCAG, and Amtrak for review. CONSULTANT team will address additional comments and finalize the technical studies for CITY approval.

TASK 1.PE.1 INITIAL LITERATURE REVIEW AND PROJECT DESCRIPTION FOR TECHNICAL STUDIES

CONSULTANT’s team will gather and review available information and data regarding the historic and existing environmental setting of the Train Depot Project site and vicinity. During this effort, any state or federal permit or consultation requirements will be noted. CONSULTANT’s team will also prepare the project description, which will fully describe the actions to be undertaken as part of the Train Depot Project, including project limits, proposed demolition and construction activities, staging areas and facilities, disposal and borrow sites required, and utility relocations. The project description will include any additional improvements for the overall station area identified in the Master Plan.

SCOPE OF WORK

OUTPUT: *Project Description*

TASK 1.PE.2 PHASE I ENVIRONMENTAL SITE ASSESSMENT

CONSULTANT's team will review applicable hazardous materials/waste records, conduct a site reconnaissance, and interview the current property owner to identify potential recognized environmental conditions. CONSULTANT's team will also prepare a Phase I Environmental Site Assessment (ESA) to document findings based on our research. The report will identify whether additional site investigation, including soil sampling and analysis is warranted. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

(OPTIONAL TASK) - If additional investigations related to hazardous materials/waste are necessary based on findings of the Phase I ESA, CONSULTANT's team will collect and analyze soils from six machine-drilled borings (10ft in depth) and five hand-augured borings (3ft in depth). CONSULTANT will prepare a Phase II ESA report to discuss findings and recommendations based on the analysis of the soil samples. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses City comments, if any. This scope of work and cost estimate are subject to change based on findings of the Phase I ESA.

OUTPUT: *Draft and Final Environmental Site Assessment (ESA).*

TASK 1.PE.3 BIOLOGICAL RESOURCES ASSESSMENT

CONSULTANT's team biologists will review relevant literature and databases and conduct a reconnaissance level field survey to assess habitat suitability for special status species. A brief Biological Resources Assessment report to be prepared for potential project impacts and recommended avoidance, minimization, and/or mitigation measures, if warranted. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: *Draft and Final Biological Resources Assessment Report.*

TASK 1.PE.4A TRAFFIC STUDY (DATA COLLECTION AND RESEARCH)

CONSULTANT's Traffic Engineer, will provide a traffic study in support of the environmental documentation. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any. CONSULTANT will confirm the development description with the project team, work schedule, and assumptions to be utilized in the traffic study. Obtain and analyze the project site plan that illustrates the access scheme to the project site in both hard copy and digital formats. In consultation with CITY staff, prepare preliminary project data (i.e., project trip generation, trip distribution, and all other data required for consideration under the traffic study guidelines) and formalize the Memorandum of Understanding (MOU) detailing the parameters and assumptions of the traffic study and submit for review and comment. The Traffic Engineer will visit the project study area to confirm existing conditions with respect to existing development, site access, parking use, and areas of congestion in order to verify our overall understanding of traffic conditions in the area, which might affect this project. In conjunction with Task 1.PE.4A, confirm the existing roadway striping, traffic control measures, curbside parking restrictions, adjacent intersection configurations, and other pertinent roadway features. Our team will conduct weekday morning (7:00 to 9:00 AM) and afternoon (4:00 to 6:00 PM) manual turning movement counts at up to 10 study intersections to be identified for the analysis in consultation with CITY staff. In conjunction with the manual turning movement vehicle counts, a count of pedestrian and bicycle volumes will be collected during the peak periods. The number and location of the study intersections will be verified with CITY staff prior to commencing the analysis. Conduct 24-hour machine counts at up to four (4) street segments near the project site to be identified for the analysis in consultation with CITY staff. Our team will research data at

SCOPE OF WORK

the CITY, County of Santa Barbara, as well as other recent traffic impact studies prepared for developments in the project vicinity, regarding the status of other proposed developments (related projects) in the area which may contribute cumulative impacts to the adjacent street system and study locations in the vicinity of the proposed project. The compiled list of related projects will be forwarded for review by CITY staff.

TASK 1.PE.4B TRAFFIC STUDY (TRIP GENERATION, DISTRIBUTION, AND ASSIGNMENT)

CONSULTANT will prepare trip generation forecasts for the proposed project for a typical weekday over a 24-hour period, as well as for the commuter AM and PM peak hours. The trip generation forecasts will be derived from trip rates listed in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE) in 2017. The project trip generation forecast will be submitted for review and approval by CITY staff prior to finalization. Assign the forecast weekday AM and PM peak hour trips expected to be generated by the proposed project to the study intersections based on existing and anticipated traffic patterns to and from the project site. The assumed distribution pattern will be submitted for review and approval by CITY staff prior to finalization. Prepare trip generation forecasts for the related projects for a typical weekday over a 24-hour period, as well as for the weekday commuter AM and PM peak hours utilizing the ITE *Trip Generation Manual* publication. The forecast weekday AM and PM peak hour trips expected to be generated by the related projects will be distributed and assigned to the local street system. In addition to related projects, consideration for the utilization of an ambient traffic growth factor for purposes of assessing the trips generated by related projects that are currently unknown. The ambient growth factor to be utilized in the calculations will be confirmed with CITY staff prior to commencement.

TASK 1.PE.4C TRAFFIC STUDY (PROJECT EVALUATION AND MITIGATION MEASURES)

CONSULTANT will prepare AM and PM peak hour Level of Service calculations at the study intersections for the following conditions for the proposed project:

- (a) Existing Conditions;
- (b) Condition (a) Plus Project;
- (c) Condition (b) With Project Mitigation, if necessary;
- (d) Condition (a) Plus Future Pre-Project traffic;
- (e) Condition (d) With Project traffic;
- (f) Condition (e) With Project Mitigation, if necessary;

Utilize the CITY-approved capacity analysis methodologies for the Level of Service calculations. The future background traffic volumes will be forecast by applying a growth factor (typically estimated at 1.0 to 2.0% per year) to the existing traffic volumes and adding traffic from cumulative developments (related projects) in the study area. Prior to initiation of the analysis, we will confirm the traffic analysis conditions with CITY staff. The team shall assess the impact of the project based on the results of the peak hour intersection analyses and application of the CITY's significance criteria. Based on this assessment, determine which intersections (if any) will require improvements to mitigate potential traffic impacts associated with the proposed development to less than significant levels. The team will coordinate with CITY staff to identify potential transportation demand management and roadway improvement measures available to reduce any forecast significant impacts to less than significant levels. Based on this coordination, provide recommended mitigation measures which may include demand management measures, intersection and/or signalization improvements, striping modifications, the addition of auxiliary turn lanes, traffic control/limitations at site access points, etc. The recommended mitigation measures will be described within the text of the report. Should concept plans be required to demonstrate the feasibility of any of the recommended mitigation measures, a contract amendment will be required.

SCOPE OF WORK

TASK 1.PE.4D TRAFFIC STUDY (SITE ACCESS AND CIRCULATION REVIEW)

CONSULTANT's traffic engineer will review the proposed site plan and provide recommendations to address concerns regarding site access and internal circulation. Provide recommendations regarding the location of site access driveways, the number of driveways, potential turn restrictions, and connectivity with the internal circulation system.

TASK 1.PE.4E TRAFFIC STUDY (CONGESTION MANAGEMENT PROGRAM ROADWAY IMPACT ANALYSIS)

CONSULTANT will prepare an analysis of potential impacts at monitoring location(s) identified in the *2009 Santa Barbara County Congestion Management Program* publication, Santa Barbara County Association of Governments, June 2009. The CMP impact thresholds will be reviewed to determine if an analysis is required and, as needed, an evaluation will be prepared of the potential project impacts on the CMP system. Research transit routes and stops in the project vicinity and prepare an analysis of potential impacts to public transit consistent with procedures outlined in the CMP manual.

TASK 1.PE.4G TRAFFIC STUDY (VEHICLE MILES TRAVELED – VMT - DISCUSSION)

Prepare a qualitative analysis of the project's expected Vehicle Miles Traveled based on guidance provided by the California Governor's Office of Planning and Research (OPR).

TASK 1.PE.4F TRAFFIC STUDY (PREPARATION OF THE TRAFFIC IMPACT STUDY)

CONSULTANT will prepare a draft traffic impact study in report format which details all of the above-mentioned items including our analysis, findings and conclusions. The draft study will be suitably documented with tabular, graphic and appendix material. The draft study will be submitted for review by appropriate members of the project team. If necessary, revise the draft traffic impact study based on project team comments (i.e., one round of revisions assumed) and submit the final report to the CITY.

OUTPUT: *Draft and Final Traffic Study Report*

TASK 1.PE.5 STORM WATER CONTROL PLAN

CONSULTANT's team will provide two Stormwater Control Plan (SCP) for the project in accordance with the Santa Barbara County Stormwater Technical Guide for Low Impact Development, which CONSULTANT understands has been adopted by CITY. This will incorporate infiltration and/or treat and discharge Best Management Practices (BMPs) for the project such as pervious pavements or bioretention. CONSULTANT assumes more than 2,500 square feet of impervious surfaces will be replaced as part of the project. CONSULTANT also assumes that two SCPs will need to be prepared based on the implementation strategy of the City. CONSULTANT will provide an operations and maintenance manual for the proposed BMPs as part of the SCP submittal. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: *Draft and Final Stormwater Control Plan*

TASK 1.PE.6 CULTURAL RESOURCES TECHNICAL REPORT

CONSULTANT's team to conduct a records search of known archaeological and historical resources within a 0.5-mile radius of the project site and conduct a pedestrian survey of the project site. CONSULTANT team will prepare a technical report that will discuss the potential eligibility of existing on-site warehouse for significance under CEQA, as it is more than 50 years of age, and mitigation measures, if required. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

CONSULTANT team will also assist CITY with government-to-government consultation under Assembly Bill

SCOPE OF WORK

AB52 by providing CITY with letter templates and detailed instructions to ensure meaningful consultation with interested Native American groups can be completed in accordance with AB 52. CONSULTANT team can assist with additional AB 52 consultation tasks if directed under a contract amendment.

OUTPUT: Draft and Final Cultural Resources Technical Report

TASK 1.PE.7 STORM WATER DATA REPORT

CONSULTANT team's geotechnical consultant will provide a Storm Drainage Technical Report to the team's Environmental Consultants that describes existing site drainage and any modifications proposed as a result of the project for inclusion in the project California Environmental Quality Act document. CONSULTANT will include calculations estimating flow and volumes of stormwater runoff from the proposed project into the City of Goleta storm drain system. Using this data and data provided by CITY, CONSULTANT's team will develop a Storm Water Data Report (SWDR). The Caltrans SWDR 2017 instruction guidance will be used as a template. The SWDR shall include a Vicinity map, Evaluation Form, Risk Determination, Revised Universal Soil Loss Equation, Version 2 (RUSLE2) Summary, and Storm Water Multiple Application and Report Tracking System (SMARTS) attachments. The following are CONSULTANT's assumptions regarding the proposed task:

- *Designation of Short or Long SWDR Form will be determined and provided to CONSULTANT team as part of the Plans, Specifications and Estimate (PS&E) phase.*
- *One round of edits is included; if additional revisions are necessary, they shall be billed on a T&M basis.*
- *Up to 10 hours are assumed for data support on SMARTS. CONSULTANT team assumes CITY will approve a qualified staff member as a data submitter on SMARTS.*
- *For calculating erosion using Revised Universal Soil Loss Equation, Version 2 (RUSLE2), CONSULTANT team assumes pre-graded slope gradients and post construction slope gradients will be provided by the client.*

CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: Storm Drainage Technical Report. Draft and Final Storm Water Data Report.

TASK 1.PE.8 WATER RESOURCE ASSESSMENT REPORT

CONSULTANT (via Rincon) will prepare a water quality assessment report (WQAR) that evaluates the effects of the project on water quality. This WQAR will include a discussion of the proposed project, the physical setting of the project area, and the regulatory framework with respect to water quality. It will also provide data on surface water and groundwater resources within the project area and their water quality health, describe water quality impairments and beneficial uses, identify potential water quality impacts/benefits associated with the proposed project, and recommend avoidance and/or minimization measures for potentially adverse impacts. The potential construction and operational water quality effects of the project will also be assessed. One round of edits is included in our estimate; additional revisions to be billed on a time and materials basis. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: Draft and Final Water Resource Assessment Report

PHASE 2.PM PROJECT MANAGEMENT / COORDINATION / ADMIN Duration: 14 months

CONSULTANT team will proceed with the 35% phase upon completion of the CITY's review and approval of the preliminary design. The object of the 35% Design will be to:

- a. Ensure the design development address in every respect the CITY's review comments

SCOPE OF WORK

- b. Advance preliminary design efforts to a 35% Plans, Specifications, and Estimate package including required submittals for reports, matrices, and checklists
- c. Verify constructability and functional feasibility of the proposed design
- d. Confirm that the project's footprint conforms to the Environmental Documents
- e. Confirm if any Right-of-Way acquisition is required.
- f. Identify initial construction work window requirements.
- g. Detail construction phasing plans and identify proposed contractor staging areas.
- h. Prepare a 35% Cost Estimate and materials list.
- i. CONSULTANT's team will prepare a Hydrologic/hydraulic (drainage) study in accordance with CITY's Design Criteria, and all other local standards.

TASK 2.PM.1 PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL

The Project Manager (PM) shall conduct, oversee and manage the performance of the work. Project quality control records will be maintained and CONSULTANT to provide copies, if requested by CITY. The baseline schedule will be reviewed and approved by CITY and CONSULTANT team members.

Assumed a 3-month period (11/18/19 thru 2/20/20) for up to Task 2.PD 35% Design Phase, a 5-month period (11/18/19 thru 5/01/20) for up to Task 1.PE Preliminary Environmental, and an 11-month period (5/04/20 thru 4/8/21) for Environmental Phase. Some of the duration for Phase 2 environmental efforts will occur under Phase 3 Task 3.PM project management calendar. Overall duration for the Phase 2 design and environmental work project management schedule is anticipated to be a 14-month period **(11/18/19 thru 1/18/2021)**

OUTPUT: Updated Baseline Schedule

TASK 2.PM.2 MEETINGS

CONSULTANT to coordinate and attend all meetings with CITY staff. CONSULTANT's team shall prepare and provide to CITY, standard meeting notes for discussion related to CONSULTANT's team's scope of services. CONSULTANT shall record and document the discussions, decisions and actions agreed to at these meetings. Task-specific meetings are identified within the separate tasks. CONSULTANT to schedule risk management workshops with the design team and key stakeholders.

OUTPUT: Seven (7) PDT meetings held at CITY's offices and twenty-three (23) bi-weekly conference calls. Prepare meeting agendas and minutes, action items list, and decision log for seven (7) PDT meetings.

TASK 2.PM.3 PREPARE INVOICES PER CITY SPECIFICATIONS

CONSULTANT'S Project Manager shall provide monthly progress reports as part of the monthly invoice. The progress reports shall address activities and progress within the recent billing cycle and provide upcoming deliverables and actions.

OUTPUT: Monthly progress reports and invoices.

PHASE 2.PD PRELIMINARY DESIGN – DEPOT BUILDING AND SITE WORK Duration: 3 Months

Upon approval of the preliminary design options by CITY and other agencies, CONSULTANT's team shall prepare design development phase documents and submit them to CITY. Separate packages will start to be developed for the Train Depot Package and the Roadway Package.

TASK 2.PD.1 COMPLETE DEVELOPMENT PLANS FOR TRAIN DEPOT PACKAGE / SITE

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design concept to resolve outstanding issues, review input from all team members, and develop a base.

SCOPE OF WORK

- B. PRELIMINARY DEMOLITION PLANS – prepare preliminary demo coordination plans for the site.
- C. PRELIMINARY CIVIL PLANS - prepare plan drawings for the preferred alternatives and design options. Drawings will include, but not be limited to sidewalk work, hydrology design, and rain garden modification. CONSULTANT team shall provide typical sections.
- D. CONSULTANT’s team will prepare a Standard Urban Stormwater Mitigation Plan (SUSMP) tailored to the project that lists and describes the proposed appropriate stormwater mitigation measures. The Low Impact Development (LID) design may include bioswales and/or bioretention cells to effectively infiltrate/filter the on-site run-off to fulfill the SUSMP requirements. Pervious pavement may be included in areas not subject to bus turning movements. It is assumed that CITY will provide necessary proof of ongoing BMP maintenance once the project is complete.
- E. PRELIMINARY ARCHITECTURAL PLANS / SECTIONS / ELEVATIONS – develop typical architectural footprints and representative elevations illustrating the architectural character of the new depot building development incorporating community aspirations and incorporating art if required.
- F. PRELIMINARY FINE GRADING LANDSCAPE DESIGN – prepare preliminary grading and drainage coordination plans for landscape and softscape areas for use by the CONSULTANT’s Civil Engineer.
- G. PRELIMINARY HARDSCAPE PLANS and DETAILS- prepare construction plans indicating materials, finishes, colors, and detail call-outs in a schedule.
- H. MATERIALS BOARD – provide preliminary material board indicating colors and finishes.
- I. PRELIMINARY PLANTING PLANS and DETAILS- Prepare preliminary tree planting plans and plant palette legends indicating plant varieties, size, quantity, and locations. Prepare planting details.
- J. PRELIMINARY IRRIGATION PLAN and DETAILS - prepare irrigation diagram indicating zones, mainline routing, and valve locations. Prepare irrigation details of irrigation elements.
- K. PRELIMINARY DEPOT AND SITE LIGHTING PLAN – develop an exterior lighting plan including lighting fixture types and locations. Lighting photometric plan to be prepared in future phase (Phase 3).
- L. PRELIMINARY SIGNAGE AND WAYFINDING – based upon a design analysis and strategy outlining the site needs, constraints and context, provide a unified visual language for open space area signage.
- M. PRELIMINARY STRUCTURAL ENGINEERING – Prepare preliminary structural calculations, conceptual foundation plan, and conceptual structural framing plans.
- N. GEOTECHNICAL AND FOUNDATIONS REPORT – The team will produce a summary memorandum of our findings, conclusions, and recommendations regarding site infiltration capability. CONSULTANT team will produce a calculation package stamped by a registered geotechnical engineer.
- O. DRAFT SPECIFICATIONS OUTLINE - prepare 8½" x 11", typed specifications in the Construction Specifications Institute (CSI) format which describe materials, finishes, and workmanship.
- P. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the 35% complete drawings. This will be prepared using historical costs from recent projects.
- Q. SUBMITTAL - submit technical specification and drawings to CITY for review.

OUTPUT: 35% Complete Development submittal for Train Depot Package including:

- Preliminary Architectural Plans, Sections, Elevations, and Details
- Preliminary Construction Plans and Details
- Preliminary Irrigation Plans and Details
- Preliminary Signage and Wayfinding Dwg's
- Lighting Plans
- Preliminary Planting Plans and Details
- Geotechnical and Foundations Report
- Preliminary Civil Plans and Sections
- Preliminary foundation and framing plans

SCOPE OF WORK

- Specifications Outline
- Preliminary Structural Calculations
- Opinion of Probable Costs
- Material Boards

TASK 2.PD.2 REVIEW/APPROVAL OF 35% DEVELOPMENT PLANS

Upon completing the Task 2.PD.1 items described above, CONSULTANT will work with the CITY Engineering and Planning staff to incorporate the agreed upon changes to the design based on Planning Department comments, Development Review Committee, and One-Stop meeting.

OUTPUT: Comment / Response / Resolution matrix

AMENDED TASK 2.PD.2 TRAIN DEPOT REDEVELOPMENT AND VALUE ENGINEERING

DESIGN REFINEMENT - Team proceeded with 35% based upon the initial site layout plans from reviewed in July 2020. Development of the civil engineering plans, landscape plans, and architectural plans for the station depot parking lot and facility proceeded. While developing the plans, RailPros assisted Anil Verma Associates with additional site development tasks that were not included in the original project proposal including:

- Coordinated fire truck access requirements with Goleta Fire Department staff and included the recommendations into the site plan.
- Revised site plan to include raingardens not included in the original site plan.

As a result, the team spent additional design staff time to revise the plans and complete Task 8. The additional time exceeded the original budget for Task 8. Revised 35% plans were submitted to the City in December 2022. The cost estimate was updated and submitted to the City as well. Upon reviewing the project's 35% cost estimate, the City of Goleta requested that the design team reduce the overall cost of construction. Various changes were made to the site plan including:

- Depot building footprint size and building architectural and structural redesign
- Reduction in parking lot surface area
- Alignment of curb and gutter
- Location of bioswales
- Regrade new site to accommodate changes
- Value Engineering

The Project layout was designed to accommodate the WB 50 vehicle as standard, as designated by The City of Goleta. In late October 2021, Anil Verma Associates met with owners of 30 South Patera Ln (Unit 6) to discuss their access requirements. The existing condition was that WB 67 Vehicles are used to access their site and required to back into LOSSAN's property to make the maneuver. The RailPros team were instructed to do extra design to facilitate this larger vehicle. In addition, the RailPros team were instructed by the City of Goleta to investigate if the larger vehicle was legal in South Patera Ln.

Based upon the value engineered site plan, the team revised the civil, landscape, and architectural plans to work with the new site layout configuration during the 65% complete working drawing development.

TASK 2.PD.3 FINALIZE 35% DEVELOPMENT DESIGN FOR TRAIN DEPOT PACKAGE / SITE

CONSULTANT's team will address CITY and agency comments and prepare final 35% complete design package and submit to CITY.

SCOPE OF WORK

AMENDED TASKS 2.PD.3 DRB REVIEW/APPROVAL AND REDESIGN

After Design Team prepared a Final Concept and received general approval from City Council to proceed to 35% Complete drawings, renderings were prepared and a presentation made to the Goleta Design Review Board (DRB). The Design Team made three presentations to the DRB and prepared updated site and facility designs, new graphic perspective views, and PowerPoint presentations for each presentation.

Comments from the DRB was incorporated into the final design and revisions were made for the construction document preparation between 35% to 65% complete design.

OUTPUT: Revised 35% Complete Development Submittal for Train Depot Package

TASK 2.PD.4 COMPLETE 35% DESIGN FOR S. LA PATERA LANE (ROADWAY PACKAGE)

CONSULTANT's team will prepare civil and landscape drawings, including drainage, sidewalk, bike lanes, planting, etc. and submit to CITY for review. The team will review site for potential utility conflicts and propose resolutions if needed.

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design concept to resolve outstanding issues, review input from all team members, and develop a base.
- B. PRELIMINARY DEMOLITION PLANS – prepare preliminary demo coordination plans for the roadway.
- C. PRELIMINARY CIVIL PLANS - prepare plan and profile drawings for the preferred alternative design option. Drawings will include, but not be limited to sidewalk work, bike lanes, drainage, and wet utilities.
- D. PRELIMINARY PLANTING PLANS and DETAILS - Prepare preliminary tree planting plans and plant palette legends indicating plant varieties, size, quantity, and locations. Prepare planting details.
- E. PRELIMINARY IRRIGATION PLAN and DETAILS - prepare irrigation diagram indicating zones, mainline routing, and valve locations. Prepare irrigation details of irrigation elements.
- F. DRAFT SPECIFICATIONS - prepare 8½" x 11", typed specifications in the CSI format which describe materials, finishes, and workmanship.
- G. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the design development drawings. This will be prepared using historical costs from recent projects.
- H. SUBMITTAL - submit technical specification and drawings to CITY for review.

OUTPUT: 35% Complete Development submittal for Roadway Package including:

- Preliminary Construction Plans and Details
- Preliminary Planting Plans and Details
- Preliminary Irrigation Plans and Details
- Preliminary Civil Plans, Profiles, and Sections
- Specifications Outline
- Opinion of Probable Costs

TASK 2.PD.5 REVIEW/APPROVAL OF 35% DEVELOPMENT DESIGN FOR ROADWAY PACKAGE

Upon completing the Task 2.PD.4 items described above, CONSULTANT will work with CITY's Engineering and Planning staff to incorporate the agreed upon changes to the design based on CITY comments at a one-stop meeting. This effort is intended to be concurrent with Task 2.PD.2.

OUTPUT: Comment / Response / Resolution matrix

TASK 2.PD.6 FINALIZE 35% DESIGN FOR S. LA PATERA LANE (ROADWAY PACKAGE)

CONSULTANT's team will prepare revised 35% drawings and submit to CITY for review.

OUTPUT: Revised 35% Complete Development Submittal for Roadway Package

SCOPE OF WORK

Key Assumptions:

- The Train Depot Site Package and the Roadway Package will be developed separately. The Roadway package is anticipated to be expedited but meetings and coordination will be combined with the Train Depot Package.
- No resubmittal of the 35% is anticipated and comments will be addressed in the 65% submittal.
- Development of a Stormwater Pollution Prevention Plan (SWPPP) (including risk determination, erosion and sediment control plans, etc.) is not anticipated for the Roadway Package.
- Lighting photometric plan to be prepared in future phase (Phase 3).
- Heating, Ventilation and Air Conditioning (HVAC) Plans to be prepared in future phase (Phase 3). Mechanical, Electrical, and Plumbing Engineering design shall begin at the 65% PS&E.
- Landscape plans to provide preliminary plant locations and palette. Irrigation design to begin at 65% PS&E.
- Specifications during 35% phase will consist of an outline of Project Specification List.

PHASE 2.E ENVIRONMENTAL DOCUMENT Duration: 8 Months

In accordance with the City's 2008 Environmental Review Guidelines, CONSULTANT's team anticipates the Roadway Project will qualify for a Categorical Exemption (CE) and will prepare a Notice of Exemption (NOE) in compliance with CEQA. In the event that our research reveals the need for additional documentation under CEQA, CONSULTANT's team would inform CITY and work out an appropriate arrangement to address a possible scope and budget augmentation. For the Train Depot Project, our team anticipates preparation of an Initial Study (IS) to determine whether the project will require a Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR) to meet the requirements under CEQA. For purposes of this scope of work and cost estimate, our team has conservatively assumed that the IS will conclude that an EIR will need to be prepared. It is also noted that preparation of an IS not mandatory prior to preparation of an EIR; if CITY determines that an EIR will be required, preparation of an IS can be eliminated from this scope.

TASK 2.E.1 PREPARE NOTICE OF EXEMPTION

CONSULTANT's team will prepare a NOE for the Roadway Project. The NOE will include a brief project description, a finding that the project is exempt from CEQA, citations to the relevant statutes or guidelines sections that apply, and a statement of reasons to support the findings. CONSULTANT team will prepare a brief memorandum to accompany the NOE that describes compliance of the Roadway Project with the requirements of CEQA Guideline Sections 15300, including Section 15300.2, which contains limitations on the use of CEs in certain circumstances. If technical analyses are determined to be necessary to support the findings of the CE, a scope of work and fee estimate to complete that work can be provided accordingly.

CONSULTANT team will transmit a draft NOE and memorandum to CITY for review via email, and address CITY comments on the NOE and memorandum. Pursuant to Section 15062 of the State CEQA Guidelines, the NOE will not be filed until the Roadway Project is approved. This scope of work assumes that CONSULTANT team will deliver the NOE to the County Clerk and State Clearinghouse and pay the County Clerk filing fees. An electronic copy of the NOE will be forwarded to CITY for its records and documentation.

OUTPUT: *Notice of Exemption*

SCOPE OF WORK

TASK 2.E.2 PREPARE ADMINISTRATIVE DRAFT EIR

Initial Study

CONSULTANT team will prepare an IS for the Train Depot Project, using the CITY's Environmental Thresholds and Guidelines Manual and the latest environmental checklist included in Appendix G of the CEQA Guidelines. CONSULTANT team will address each checklist item, supporting all conclusions with reasoned analysis. Existing documents and studies will be used to the extent practical, and impacts will be quantified where appropriate. CONSULTANT team will produce five hardcopies of the IS for CITY review and will incorporate CITY comments and submit the IS in electronic form to LOSSAN, SBCAG, and Amtrak for review. CONSULTANT team will address additional comments and finalize the IS for CITY approval.

Notice of Preparation and Scoping Meeting

The Notice of Preparation of an EIR (NOP) will be circulated along with the IS for the required 30-day public review period. CONSULTANT team will be responsible for circulation of the NOP to the State Clearinghouse, County Clerk, and responsible and other concerned agencies. CONSULTANT team will produce up to 25 hardcopies of the IS for distribution. CONSULTANT team will also be responsible for publishing the NOP in a local newspaper and mailing the NOP to property owners/tenants within 1,000 feet of the Train Depot Project site. The cost estimate assumes that printing, noticing, and postage fees will not exceed \$2,000. CONSULTANT team will also make a brief presentation on the Train Depot Project and environmental review process at one public scoping meeting, and will document public comments regarding the EIR scope.

Administrative Draft EIR

CONSULTANT team will prepare the administrative Draft EIR in accordance with the CEQA Guidelines and CITY requirements. The EIR will include the following sections: executive summary, introduction, project description, related projects, environmental impact analysis, and alternatives. For cost estimating purposes, CONSULTANT team assumes that the EIR will focus on direct, indirect, and cumulative impacts to air quality, biological resources, cultural resources, GHG emissions, hazards and hazardous materials, hydrology and water quality, noise, transportation, and utilities (specifically water supply). In addition to discussing impacts from Train Depot Project construction (including demolition of the existing building and parking lot on the project site), the EIR will focus on the environmental benefits, such as decreased GHG emissions, of the train depot based on increased ridership of trains and the corresponding decrease in vehicle miles traveled. CONSULTANT team will model air quality, GHG emissions, and noise impacts to provide a quantitative analysis. The noise analysis will be based on two 15-minute sound measurements that our team will conduct at the Train Depot Project site to determine baseline noise levels. The EIR will analyze impacts of the "no project" alternative and up to three build alternatives.

CONSULTANT team will produce five hardcopies of the administrative Draft EIR for CITY review.

OUTPUT: *Administrative Draft EIR*

T2.E.3 PREPARE REVISED ADMINISTRATIVE DRAFT EIR

Following receipt of CITY comments on the administrative Draft EIR, CONSULTANT team will incorporate comments and submit in electronic form the revised administrative Draft EIR for LOSSAN, SBCAG, and Amtrak review.

OUTPUT: *Revised Administrative Draft EIR*

SCOPE OF WORK

T2.E.4 PREPARE FINALIZED DRAFT EIR

CONSULTANT team will incorporate comments from LOSSAN, SBCAG, and Amtrak and submit the finalized Draft EIR in electronic form to the CITY for approval prior to printing and distribution of the Draft EIR for public review.

OUTPUT: *Finalized Draft EIR*

T2.E.5 NOTICING AND DISTRIBUTION OF PUBLIC REVIEW DRAFT EIR

CONSULTANT team will produce 15 hardcopies of the Draft EIR's Executive Summary (for submittal to the State Clearinghouse), up to 25 hardcopies of the Draft EIR, up to 10 hardcopies of the appendices to the Draft EIR, and up to 50 CDs of the Draft EIR and appendices. CONSULTANT team will prepare the Notice of Availability (NOA) and Notice of Completion for the Draft EIR, and distribute the appropriate documents to the State Clearinghouse, County Clerk, and responsible and other concerned agencies. CONSULTANT team will also be responsible for publishing the NOA in a local newspaper and mailing the NOA to property owners/tenants within 1,000 feet of the Train Depot Project site. The cost estimate assumes that printing, noticing, and postage fees will not exceed \$11,000. CONSULTANT team will attend one public hearing during the public review period.

OUTPUT: *Noticing documentation as described above*

TASK 2.E.6 PREPARE ADMINISTRATIVE FINAL EIR

CONSULTANT team will prepare the administrative Final EIR, including responses to comments received during public review of the Draft EIR and the Mitigation Monitoring and Reporting Program (MMRP) for the Train Depot Project. For estimating, our team has budgeted 160 hours of professional staff time to complete the administrative Final EIR. CONSULTANT team will produce five hardcopies of the administrative Final EIR for CITY review. CONSULTANT team will also prepare the CEQA Findings and, if required, the Statement of Overriding Considerations.

OUTPUT: *Administrative Final EIR*

TASK 2.E.7 PREPARE FINAL EIR

Upon receipt of comments from CITY, CONSULTANT team will prepare and submit the revised administrative Final EIR in electronic form to LOSSAN, SBCAG, and Amtrak for review. CONSULTANT team will incorporate comments from LOSSAN, SBCAG, and Amtrak and submit the finalized Final EIR for CITY approval. Once approved, CONSULTANT team will produce up to 25 hardcopies of the Final EIR, up to 10 hardcopies of the appendices to the Final EIR, and up to 50 CDs of the Final EIR and appendices. CONSULTANT team will distribute the appropriate documents to applicable agencies. The cost estimate assumes that printing and postage fees will not exceed \$10,000.

OUTPUT: *Final EIR*

TASK 2.E.8 CERTIFICATION OF FINAL EIR

CONSULTANT's team will attend one public hearing regarding the certification of the Final EIR. If the Final EIR is certified by City Council, CONSULTANT team will prepare and file the Notice of Determination (NOD) with the State Clearinghouse and County Clerk and provide necessary fees. The cost estimate assumes that fees associated with filing the NOD (including County Clerk processing fee and the California Department of Fish and Wildlife filing fee) not to exceed \$4,000.

OUTPUT: *Notice of Determination*

SCOPE OF WORK

PHASE 2 ODC's

The following ODC's are included. Any other costs are assumed to be paid for by CITY.

- Travel
- Reproduction & Postage
- Five hardcopies of the administrative Draft EIR for CITY review.
- 15 hardcopies of the Draft EIR's Executive Summary (for submittal to the State Clearinghouse), up to 25 hardcopies of the Draft EIR, up to 10 hardcopies of the appendices to the Draft EIR, and up to 50 CDs of the Draft EIR and appendices.
- 25 hardcopies of the Final EIR, up to 10 hardcopies of the appendices to the Final EIR, and up to 50 CDs of the Final EIR and appendices.

PHASE 3.PM PROJECT MANAGEMENT / COORDINATION / ADMIN Duration: 14 months

CONSULTANT will proceed with the PS&E phase (65% to Final) upon completion of the CITY's review and approval of the preliminary design. The object of the Design will be to:

- Ensure the design development address in every respect the Planning Department review comments
- Advance preliminary design efforts to final agency approved and bid ready Plans, Specifications, and Estimate package including required submittals for reports, matrices, and checklists
- Detail construction phasing plans and identify proposed contractor staging areas.
- Prepare Cost Estimates and materials list

TASK 3.PM.1 PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL

The Project Manager (PM) shall conduct, oversee and manage the performance of the work. Project quality control records will be maintained and provide copies, if requested by CITY. The baseline schedule will be reviewed and approved by the CITY and CONSULTANT team members.

The schedule shall be monitored.

- For Train Depot Package and Site, a 13-month period is assumed (2/15/21 thru 3/17/22) for development of 65% Design, 95% Design, 100% Design, and final bid package.
- For Roadway Package, a 10-month period is assumed (1/18/21 thru 11/23/21) for development of 65% Design, 95% Design, 100% Design, and final bid package.
- For Continuation for Environmental phase and Permitting, a 10-month period is assumed (1/21/21 thru 11/25/21). CONSULTANT team will assist with managing the environmental review process schedule and provide project updates for the environmental analysis for incorporation into the master schedule.

CONSULTANT team will coordinate communication and developing a close working relationship with CITY staff, LOSSAN, SBCAG, and Amtrak. Overall duration for the Phase 3 design and environmental project management schedule is anticipated to be approximately a 14-month period **(1/21/21 thru 3/17/2022)**.

OUTPUT: Updated Baseline Schedule

TASK 3.PM.2 MEETINGS

Coordinate and attend all meetings with CITY staff. CONSULTANT's team shall prepare and provide to CITY, standard meeting notes for discussion related to CONSULTANT's team's scope of services. CONSULTANT shall record and document the discussions, decisions and actions agreed to at these meetings. Task specific meetings are identified within the separate tasks.

OUTPUT: Six (6) PDT meetings held at the CITY's offices and twenty-two (22) bi-weekly conference calls. Prepare meeting agendas and minutes, action items list, and decision log for six (6) PDT meetings.

SCOPE OF WORK

TASK 3.PM.3 PREPARE INVOICES PER CITY SPECIFICATIONS

CONSULTANT's Project Manager shall provide monthly progress reports as part of the monthly invoice. The progress reports shall address activities and progress within the recent billing cycle and provide upcoming deliverables and actions.

OUTPUT: Monthly progress reports and invoices.

PHASE 3.FD FINAL DESIGN (BID DOCUMENTS) Duration: 9 to 12 Months

Upon approval of the 35% complete design package by the CITY and other public agencies, CONSULTANT's team shall prepare construction documents (plans and specifications) and submit them to CITY.

TASK 3.FD.1 PRELIMINARY REVIEW DESIGN REVIEW BOARD (DRB) MEETING

As the design review progresses, CONSULTANT will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform to the CITY's vision as well as related requirements and standards.

TRAIN DEPOT PACKAGE (BUILDING AND ADJACENT SITE WORK)

Based on the approval of the project from the CITY, CONSULTANT and CONSULTANT project team will prepare plans, specifications, and estimates (PS&E) to the 65% complete level of detail. PS&E's will be prepared to successfully obtain approvals from all necessary utilities and agencies.

TASK 3.FD.2 65% COMPLETE DESIGN CONSTRUCTION PLANS – DEPOT BUILDING AND SITE

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design.
- B. DEMOLITION PLANS – prepare final demolition coordination plans for site development.
- C. CIVIL GRADING AND UTILITY DESIGN - fire access requirements, wet utilities, grading and drainage plans, accessibility requirements, and curb ramps.
- D. SWPPP – the team will prepare a draft Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) for the agency to submit to the State Water Resources Control Board, who will assign a Waste Discharge Identification number for the project. A Water Quality Technical Report (WQTR) will also be prepared to address post construction water quality.
- E. ARCHITECTURAL DRAWINGS – prepare plans, elevations, and details for Depot Building.
- F. SITE CONSTRUCTION PLANS, DETAILS, AND TYPICAL SECTIONS - prepare construction plans indicating materials, finishes, colors, and detail call-outs in a schedule.
- G. PLANTING/IRRIGATION PLANS and DETAILS - prepare labeled planting plans indicating plant varieties, size, quantity, and locations. Prepare planting details of planting elements. Prepare irrigation plans indicating sprinkler heads, drip systems, piping, valves, and controllers. Prepare irrigation details.
- H. FINAL FINE GRADING PLAN - prepare fine grading plan for design intent purposes. Civil drawings shall include preparing final hydrology, drain sizing, piping, and drainage plans.
- I. LIGHTING AND BUILDING AND SITE ELECTRICAL PLAN, DETAILS, AND SCHEDULES - prepare electrical plans, schedules, and details indicating building, site and accent lighting.
- J. STRUCTURAL DRAWINGS - prepare structural plans and details related to architectural and site elements. Structural design will include calculations, framing plans, foundation plans, sizing of framing members, and coordination with other project disciplines.
- K. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS – develop drawings to include sizes of ducts, location of runs, identify equipment manufacturer and equipment size. Electrical power and data plans will be prepared to show the proposed lighting and fixtures, proposed security camera system, and

SCOPE OF WORK

will be used to coordinate with the utility companies. Plumbing plans will be prepared to show fixture sizes and to create overall water demands for the project. Coordination with the sustainable design goals will be key to ensure that the project sustainability goals are met.

- L. MONUMENT / SIGNAGE ENLARGEMENT PLAN - prepare an enlargement construction plan indicating materials, finishes, colors, and detail call-outs for the monument signage.
- M. SPECIFICATIONS - prepare 8 1/2" x 11", typed specifications in the CSI format which describe materials, finishes, and workmanship. Provide standard General and Special Conditions of CSI Section 1.
- N. QUALITY ASSURANCE / QUALITY CONTROL – The Project Team will follow CONSULTANT’s Quality Assurance Procedures as set forth in an approved QAP.
- O. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the final design drawings. This will be prepared with contractor’s input using historical costs.
- P. SUBMITTAL - submit technical specification and drawings to CITY for review at the 65% package. One round of revisions will be provided due to CITY comments.

OUTPUT: *Submittal of 65% Design Plans, Specifications and Estimates to CITY for Review.*

TASK 3.FD.3 REVIEW/APPROVAL OF 65% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT’s team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Comment / Response / Resolution matrix.*

AMENDED TASK 3.FD.3 REVISIONS AND CONSTRUCTABILITY REVIEW SUPPORT FOR DEPOT/SITE

To reduce costs and provide efficiency, the project design team recommends to combined the 95% submittal with the 100% submittal. Prior to issue for bid, the City’s CM team will perform a constructability review and the design team will provide responses. The project site developed in complexity during the 35 and 65% design phase. Client requested changes include:

- The project is divided into two major components, the site and La Patera all the way down to Hollister Ave. The site work was scoped and priced accordingly, but client requested changes in the North end of La Patera. This extended the project footprint and added to RailPros task to include work in the roadway area and consider the existing adjacent business.
- Originally the project was scoped as a building along with a parking lot. Client requested additional site development with two large courtyard areas on both side of the building. This added complexity to the project because, unlike a parking lot, these areas need to be no steeper than 2% for ADA and made the grading more challenging.
- Originally the project was scoped to remove all the on-site improvements. Client requested to keep a portion of the of the existing concrete parking area at the West end of the site which complicated the design because it introduces another constraint since we must match to it.
- The Low Impact Development design is more complex and covers a larger area, 10% as opposed to original 3%. The introduction of tree wells at the center of the parking right next to the bioswales complicated the grading.
- Location of the building very close to the LOSSAN ROW which makes grading the connection of the depot to the LOSSAN ROW more challenging.

In summary, changes to architectural site layout introduces changes to:

- engineering site plan layout

SCOPE OF WORK

- site grading
- planter and bioswale locations
- curb-lines and parking stall locations
- catch pit locations and drainage details
- utility layout

RailPros' original budget assumed the only items to be addressed in the 65% design phase would be minimal and consists primarily of incorporating comments from the 65% design submission and constructability review. We have not received comments from a constructability review, or stakeholders, including the City, Fire Department and Public Utilities. These will need to be addressed during the 100% design phase. Additionally, any modifications to design as part of value engineering exercise at this stage will elicit a further round of comments to address.

TASK 3.FD.4 DRB REVIEW/APPROVAL OF 65% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform with CITY's vision as well as related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix.*

TASK 3.FD.5 FINALIZE 95% COMPLETE DESIGN FOR TRAIN DEPOT PACKAGE / SITE

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Revised 95% Complete Development Submittal for Train Depot Package.*

TASK 3.FD.6 DRB REVIEW/APPROVAL OF 95% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform with CITY's vision as well as related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix.*

TASK 3.FD.7 FINALIZE 100% COMPLETE DESIGN FOR DEPOT/SITE

CONSULTANT's Team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Revised 100% Complete Development Submittal for Train Depot Package.*

TASK 3.FD.8 BID PACKAGING PREPARATION, QC, AND SUBMITTAL FOR TRAIN DEPOT BUILDING PACKAGE

CONSULTANT's Team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Revised Bid Package Submittal for Train Depot Package.*

TASK 3.FD.9 REVIEW/APPROVAL OF BID PACKAGE

SCOPE OF WORK

CONSULTANT will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform with the CITY's vision and related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix*

TASK 3.FD.10 FINALIZE AND SUBMIT BID PACKAGE FOR TRAIN DEPOT PACKAGE

Submit technical specification and drawings to the CITY at the final (100%) bid package. The final PS&E construction documents will be suitable for bidding.

OUTPUT: *Submit Final Bid Package Submittal for Train Depot Package. Anticipated deliverables include:*

- Meeting Notes and Schedules
- Construction Document Submittals at 50%, 90% and Final Design (100%).
 - Demolition Plans
 - Construction Plans and Details
 - Irrigation Plans and Details
 - Structural Plans and Details
 - Civil Plans and Typical Sections
 - Structural Engineering Calculations
 - Grading and Utility Plans
 - Planting Plans and Details
 - Architectural Plans and Details
 - Signage and Wayfinding Drawings
 - Lighting and Electrical Plans and Details
 - Mechanical and Plumbing Plans and Details
- Specifications
- SWPPP Documentation
- Opinion of Probable Costs
- Quality Control Documentation
- Structural/Electrical/Mechanical Engineering Calculations

SOUTH LA PATERA LANE INFRASTRUCTURE PACKAGE

TASK 3.FD.11 65% COMPLETE DESIGN CONSTRUCTION PLANS – ROADWAY PACKAGE

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design.
- B. DEMOLITION PLANS – prepare final demolition coordination plans for site development.
- C. CIVIL GRADING AND UTILITY DESIGN - fire access requirements, utilities, grading and drainage plans, accessibility requirements, and curb ramps. A Water Quality Technical Report (WQTR) will be prepared to address post construction water quality.
- D. SITE CONSTRUCTION PLANS, DETAILS, AND TYPICAL SECTIONS - prepare construction plans indicating materials, finishes, colors, and detail call-outs in a schedule.
- E. PLANTING/IRRIGATION PLANS and DETAILS - prepare final labeled planting plans indicating plant varieties, size, quantity, and locations. Prepare planting details of planting elements. Prepare irrigation plans indicating sprinkler heads, drip systems, piping, valves, and controllers. Prepare irrigation details of irrigation elements.
- F. SPECIFICATIONS - prepare 8 1/2" x 11", typed specifications in the CSI format which describe materials, finishes, and workmanship. Provide standard General Conditions and Special Conditions of CSI Section 1.
- G. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the final design drawings. This will be prepared with contractor's input using historical costs.
- H. QUALITY ASSURANCE / QUALITY CONTROL – The Project Team will follow CONSULTANT's Quality Assurance Procedures as set forth in an approved QAP. CONSULTANT Quality Assurance Manager and will be responsible for coordinating all services provided and activities performed by the team.
- I. SUBMITTAL - submit technical specification and drawings to CITY for review at the 65% package. One round of revisions will be provided due to CITY comments.

SCOPE OF WORK

OUTPUT: *Submittal of 65% Design Plans, Specifications and Estimates to CITY for review.*

Anticipated Plan Set / preliminary list of plan sheets for this project.

<i>Sheet</i>	<i>Description</i>
1	<i>Title Sheet</i>
2	<i>Typical Cross-Sections and Pavement Details</i>
3-5	<i>Roadway Plan & Profile</i>
6-9	<i>Construction Details</i>
10-14	<i>Pavement Delineation & Signs</i>
15-18	<i>Planting Plans and Details (If determined to be included)</i>
19-22	<i>Irrigation Plans and Details (If determined to be included)</i>

AMENDED 3.FD.11 STREET LIGHTING FOR ROADWAY PACKAGE AND DESIGN REVISIONS

The City has requested street lighting be provided along La Patera Lane. The Civil Engineer shall locate and detail light pole fixtures. The Electrical Engineer will provide Power and Grounding Plans as well as coordinate with SCE for services. In addition, civil engineer requests additional services due to the following:

- The overall contract term has been extended.
- Costs have increased without adjustment to billing rates. This past year we have seen a substantial increase in costs, specifically labor.
- There are many more meetings that originally scoped, and we anticipate that these meetings will be required for remainder of the project development.
- Multiple 65% design iterations and coordination with City of Santa Barbara and SoCal Gas.
- Separate La Patera into two phased packages.

OUTPUT: *Submittal of 95% and 100% Design Plans, Specifications and Estimates to the City of Goleta for review.*

TASK 3.FD.12 REVIEW/APPROVAL OF 65% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Comment / Response / Resolution matrix*

TASK 3.FD.13 FINALIZE 95% COMPLETE DESIGN FOR ROADWAY PACKAGE

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Submittal of 95% Design Plans, Specifications and Estimates to the City of Goleta for review.*

TASK 3.FD.14 REVIEW/APPROVAL OF 95% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion that all aspects of the design will conform with the CITY's vision as well as related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix*

TASK 3.FD.15 FINALIZE 100% COMPLETE DESIGN FOR ROADWAY PACKAGE

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be

SCOPE OF WORK

submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Submittal of 100% Design Plans, Specifications and Estimates to CITY for review.*

TASK 3.FD.16 BID PACKAGING PREPARATION, QC, AND SUBMITTAL FOR ROADWAY PACKAGE

Submit technical specification and drawings to CITY at the final (100%) bid package.

OUTPUT: *Submit Bid Package Submittal for Roadway Package*

TASK 3.FD.17 FINAL REVIEW/APPROVAL OF BID PACKAGE

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion that all aspects of the design will conform with CITY's vision as well as related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix*

TASK 3.FD.18 FINALIZE AND SUBMIT BID PACKAGE FOR ROADWAY PACKAGE

Submit technical specification and drawings to CITY at the final (100%) bid package. The final PS&E construction documents will be suitable for bidding.

NEW TASK 3.FD.19 – SUPPORT LEED SILVER OR GOLD CERTIFICATION

The project is seeking LEED v4 BD+C certification at the Silver level minimum, with a goal of Gold. The design team is requesting services from Brightworks to guide the LEED program tracking, documentation coordination, and application during the design phase of the project. While Anil Verma has already prepared a LEED scorecard and provided sustainability coordination meetings amongst the design team, Brightworks will take over during the beginning of the 100% Design phase. Scope of services include:

- **LEED PROGRAM AND KICKOFF** - Brightworks will review the project's current design documents relative to the LEED v4 rating system and the LEED Scorecard prepared by the design team. A focused LEED Kick-off meeting with the owner and essential members of the design and construction team to review and discuss the preliminary LEED Scorecard relative to the current design and the owner's interests and goals. This meeting will set a tone of collaborative to be carried out over the course of the project. For each and all of the prerequisites and targeted credit strategies, Brightworks will capture critical information about the design relative to LEED requirements, issues to resolved, action items and responsible team member firm(s). After the LEED Kick-off, an updated LEED Scorecard & Program Summary will be prepared.
- **DESIGN PHASE LEED INTEGRATION AND MANAGEMENT** - Brightworks will work with team members to provide guidance and direction on implementation of strategies to achieve LEED certification. Brightworks will actively track and coordinate team member responsibilities for analysis of sustainability strategies. Brightworks will also coordinate the development of LEED documentation to demonstrate rating system compliance. Brightworks will see that issues for discussion and resolution are documented and distributed to the project team on a regular basis in coordination with the project schedule. Brightworks will facilitate up to six (6) LEED Update Meetings during design phase in-person or virtually and participate in targeted, periodic design team meetings by teleconference to address LEED agenda coordination issues and delivery of final completed documentation.
- **RESEARCH, SUPPORT, AND COST ANALYSIS** - Investigating and evaluating alternative strategies

SCOPE OF WORK

that meet project goals and fulfill LEED requirements is critical to the success of a LEED project. Brightworks will manage the evaluation of LEED strategies, and assist the team in determining appropriate sustainability strategies are selected. Brightworks will conduct research and provide professional opinions on:

- Opportunities for advantageous switches from LEEDv4 to v4.1 credit paths
- Project precedence where similar LEED strategies have been employed
- Compliance paths for LEED Innovation, Pilot and Exemplary Performance Credits
- LEED credit interpretations based upon available GBCI data, Brightworks project experience, and formal Credit Interpretation Rulings (CIRs)
- Green power and carbon offset quotes

Brightworks will serve as the project representative in formal inquiries to the US Green Building Council to provide the project team with interpretations and updates on GBCI rulings.

- Brightworks will provide Division 1 Specifications to define the LEED process and contractor responsibilities for this project. These will include:
 - 018114 Sustainable Design Requirements
 - 017419 Construction Waste Management
 - 018119 Construction Indoor Air Quality Management

Brightworks will conduct LEED Specification and Drawings Reviews to confirm inclusion of the LEED requirements into the construction documents. Brightworks will work with the architects' specifications writers at desired points in the schedule to integrate the LEED submittal requirements for material-related performance. Reviews will occur at milestone deliverables including 65% design, 100% design, and one final backcheck.

- Brightworks will coordinate documentation efforts by the project team to submit a design phase review to GBCI at the completion of Permit Documents. Brightworks will assist with documentation completion for some credits, but we cannot document LEED prerequisites or credits requiring engineering calculations or confirmation of completion by a licensed expert. Brightworks will review all documentation prior to submitting for review, engaging in an internal peer review process to minimize the potential for rejection of submittals by GBCI. Once we have determined that the project documentation is complete, we will submit the project for LEED review and advise the project team on responses to comments returned by GBCI in the review process. Brightworks will make sure submittals are complete, consistent, and finished in a timely manner so that design phase credits can be awarded with three to six months of the completion of Permit Documents.

Project Assumptions:

- Energy model for compliance with LEED prerequisite Minimum Energy Performance and credit Optimize Energy Performance is performed by MEP firm or a third-party energy modeling consultant. Brightworks is not conducting energy modeling for LEED compliance or for Title 24 code compliance.
- Scope of services does not include construction-phase LEED services. Scope of services includes only tasks up to final review and approval of the design-phase LEED application and associated credits. Brightworks can provide a scope of services and fee proposal for construction-phase LEED certification management upon request.
- Design team to register the project in the LEED Online portal. Fees to USGBC shall be provided by the City either directly or as an ODC reimbursed to the design team.

SCOPE OF WORK

The Design Team will support Brightview in attending up to three meetings and preparing one submission of drawing package for documentation relating to our Scope of Works in support of LEED application.

OUTPUT: *Submittal of 95% Design Plans, Specifications and Estimates to the City of Goleta for review.*

NEW TASK 3.FD.20 – FIRE PROTECTION DESIGN DRAWINGS / SPRINKLER DESIGN

The Design Team shall develop Fire Protection sprinkler drawings, including floor plans, riser diagrams, details, and general notes. These drawings will identify the work to coordinate with the plumbing design drawings. Block diagrams will be represented in the floor plans with the required fire hazard hydraulic criteria. The consultant's sprinkler scope drawings are scope in nature, and the Sprinkler Contractor in combination with the contractor's Sprinkler Engineer of Record (EOR) shall prepare the detailed hydraulic calculations with pipe sizing and the sprinkler head placement. The Sprinkler Contractor (the installed Engineer-of-Record) is assumed to submit the Final Drawings to the all-necessary agencies and the insurance carrier for Final approval.

OUTPUT: *Submittal of 100% Design Plans, Specifications and Estimates to the City of Goleta for review.*

ROADWAY PACKAGE ASSUMPTIONS:

- A. *No permits are anticipated for Roadway Package. This is a CITY project. The roadway work is within the existing CITY right-of-way. The CITY's internal review process includes a review by Public Works.*
- B. *DRB meetings are anticipated to address: cross-section elements and widths (sidewalk, bike lanes, parking and travel lanes); parkway/planter options and street lighting.*
- C. *Utility relocations are not anticipated. The roadwork involves new curb, gutter and sidewalk. The existing utility poles and overhead lines are anticipated to be protected in place however coordination with the utility agency may be required to provide alternative supports. CONSULTANT team will identify utility-project conflicts, if they occur, and notify the project team and utility owner.*
- D. *While surface drainage is anticipated, below grade storm drain systems are not anticipated.*
- E. *Additional impervious area is less than the thresholds for engineer-prepared water pollution and erosion control plans. Design will incorporate pervious pavement, bio-retention areas or drywells, as recommended by the geotechnical engineer.*
- F. *Street lighting will use existing utility poles. ~~Project specific street lighting plan with custom street lights is not included in CONSULTANT's scope.~~*

OUTPUT: *Submit Final Bid Package Submittal for Roadway Package. Anticipated deliverables include:*

- Meeting Notes and Schedules
- Construction Document Submittals at 50%, 90% and Final Design (100%).
 - Demolition Plans
 - Construction Plans and Details
 - Irrigation Plans and Details
 - Civil Plans, Profiles, and Typical Sections
 - Grading and Utility Plans
 - Planting Plans and Details
 - Specifications
- Quality Control Documentation
- Opinion of Probable Costs
- Structural/Electrical Engineering Calculations

SCOPE OF WORK

PHASE 3.P

PERMITS

Duration: 3 Months

Upon approval of the 100% complete design package by CITY and other public agencies, CONSULTANT shall prepare construction documents (plans and specifications) and submit them to CITY.

TASK 3.P.1A SECURE CITY PUBLIC WORKS APPROVAL FOR ROADWAY PACKAGE

The complete plan check submittal will be provided to the CITY's Public Works Department including the civil, utilities, irrigation, and landscaping. CONSULTANT team will receive plan check approvals from required CITY divisions and outside agencies as needed for construction building permits.

OUTPUT: Approved Roadway Package

TASK 3.P.1B SECURE CITY DEVELOPMENT PERMIT FOR TRAIN DEPOT PACKAGE

The complete plan check submittal will be provided to CITY Building Department including the architectural, civil, mechanical, structural, electrical, plumbing, irrigation, and landscaping. CONSULTANT team will receive plan check approvals from required CITY divisions and outside agencies as needed for construction building permits.

OUTPUT: Approved Train Depot Package

SECURE OTHER PERMITS

TASK 3-P-2A SBCAPCD EXEMPTION

CONSULTANT's team will coordinate with the Santa Barbara County Air Pollution Control District (SBCAPCD) to file the appropriate permit or exemption for the Roadway Project and the Train Depot Project. It is anticipated that these projects will not include any stationary emission sources or emission-generating activities that would require a permit; therefore, for cost estimating purposes, CONSULTANT's team assumes that filing an exemption will be appropriate for each of these projects.

TASK 3-P-2 CONSTRUCTION GENERAL PERMIT COMPLIANCE

CONSULTANT's team will assist the CITY with filing the required documents for a Notice of Intent (NOI) on the SMARTS database for the Train Depot Project. CONSULTANT's team will prepare a site-specific Stormwater Pollution Prevention Plan (SWPPP) in compliance with the Construction General Permit 2009-0009-DWQ (as amended by Order No. 2010-0014-DWQ and Order No. 2012-0006-DWQ). SWPPP preparation will include conducting applicable research, review and calculations, and developing applicable appendices and attachments (e.g., phase specific sampling and monitoring plans, spill response plan, and Water Pollution Control Drawings). SWPPP will address the site-specific risk level assessment and develop a plan for inspection and compliance requirements. CONSULTANT's team will also prepare a Construction Site Monitoring Plan (CSMP) for each of the projects that will include the visual monitoring requirements and schedule to conduct SWPPP inspections necessary to comply with the Construction General Permit. The soil disturbance for the Roadway Package is intended to be less than 1 acre and so a Contractor prepared Water Pollution Control Plan is appropriate for construction. No specific engineer-prepared reporting is anticipated for the Roadway Package.

TASK 3-P-3 CONSISTENCY DETERMINATION WITH SANTA BARBARA AIRPORT

CONSULTANT's team will review all applicable documents, including the Santa Barbara County Airport Land Use Compatibility Plan and Santa Barbara Airport Master Plan, to determine compatibility of the Roadway Project and the Train Depot Project with the Santa Barbara Airport. This task includes an analysis of all compatibility factors, including overflight, airspace protection, noise, and safety. CONSULTANT's team will prepare a brief memorandum for each project to discuss findings.

SCOPE OF WORK

TASK 3-P-4 BIOLOGICAL PERMITTING MEMORANDUM

CONSULTANT's team will investigate whether the Roadway Project and the Train Depot Project will require biological permits under federal and state statutes such as the Clean Water Act, Endangered Species Act, California Endangered Species Act, Porter-Cologne Water Quality Control Act, and California Fish and Game Code. CONSULTANT's team biologists are extremely familiar with the biological resources of CITY, and CONSULTANT believes that it is highly unlikely that either of the project sites has potential to support listed species or regulated aquatic resources. Under this task, CONSULTANT's team will prepare a memorandum for each project describing the biological regulatory context and substantiating why no federal or state biological permits are required. In the unlikely occurrence that a regulated biological resource is present on one of the sites, CONSULTANT's team will work with the CITY to address the resource in the most beneficial manner for the applicable project. If resources cannot be avoided and permits are needed, CONSULTANT will work with CITY and permitting agencies to ensure that permits are timely and reasonably conditioned. While permitting is not anticipated, they can be conducted under a separate authorization.

PHASE 4.A BID ASSISTANCE *(NIC – optional future services)* 5 Months

CONSULTANT's team will support CITY during bidding and continue all project controls and reporting as required. CONSULTANT will participate in stakeholder coordination as needed and manage all requests, information, and coordination with our subconsultants. Assistance is not currently part of the scope and excluded at this time.

TASK 1 PRE-BID MEETINGS – attend a pre-bid meeting coordinated by City staff.

TASK 2 BIDDING SUPPORT (Single Package) – consultant to provide necessary interpretations to bidding contractors and subcontractors. Issue addenda as required. (One Round of comments)

TASK 3 ADDENDA/REVISIONS - provide clarification, revisions, and addenda, as needed, to the Construction Documents.

TASK 4 REVIEW BIDS AND EVALUATE LOWEST RESPONSIBLE BIDDER - AVA will assist the City in analysis of the bids and assist the City in recommending the lowest responsible bidder.

OUTPUT: Pre-Bid Clarifications and Bid Addenda, Review Comments

PHASE 4.B DESIGN SUPPORT UNDER CONSTRUCTION *(NIC – future services)* 25 Months

CONSULTANT's team will support CITY and Construction Manager during construction and continue all project controls and reporting as required. CONSULTANT will attend the Pre-Construction Meeting at CITY, participate in stakeholder coordination as needed, and manage requests, information, and coordination with our subconsultants. CONSULTANT will work with CITY to prepare construction bulletins and will attend regular jobsite meetings and perform site observations of the construction. When requested in writing by CITY, CONSULTANT will review and respond to Requests for Information (RFIs), Change Requests (CR), Contractor progress payment requests, or Contract Change Orders (CCO). The project team will review shop drawings and submittals for the project, as requested by CITY. CONSULTANT's team will complete a final site walk, along with CITY Project Manager or Construction Inspector at substantial completion of construction. CONSULTANT will create a comprehensive list of items needed to be complete to meet all project permit requirements and design objectives.

OUTPUT: Bid Addenda, RFI / Submittal Responses, Field Reports, and Final punch list items to be completed.

SCOPE OF WORK

PHASE 4.C RECORD DRAWINGS AND PROJECT CLOSEOUT (NIC – optional future services)

Upon completion of the construction contract, CONSULTANT will prepare record drawings by updating the original project "as- advertised" plan sheets showing changes that occurred during construction. Record drawings will be prepared by transferring the updates from red-marked plans received from CITY and markups recorded by the project team during construction. The record drawings will be completed in the as-advertised project CADD AutoCAD files. "Record Drawing" cells will be included on each plan sheet and updates will be clouded to provide distinction from the original design.

OUTPUT:

- One (1) 11"x17" set of record drawings for submittal to CITY for both the Train Depot Package and the Roadway Package.
- One set of final record drawings in PDF format.
- One set of record drawing CADD files in AutoCAD 2010 format.

SCHEDULE 2 – ASSUMPTIONS AND OUT-OF-SCOPE ITEMS

The following are assumptions or expressly excluded from the scope of services "Schedule 1:"

- A. PACKAGING - the project is assumed to be designed as two separate packages, a single package for the Train Depot site and ~~a single two packages~~ for the Roadway (within right-of-way) utilizing CAD or Revit software.
- B. FEES - payment of any governmental fees, permits or assessments to be by others.
- C. CHANGES - CITY or outside agency changes in program, schedule, consultant team or redesign.
- D. OPTIONAL NEPA COMPLIANCE TASK - If the CITY also obtains federal funding, CONSULTANT team will prepare required NEPA compliance documentation for the project. Scope of work assumes preparation of a NEPA Categorical Exclusion (CE) supported by the following standalone technical studies: Stormwater Data Report, Water Quality Assessment Report, Air Quality Technical Memorandum, Greenhouse Gas/Climate Change Study, Noise Technical Study, Initial Site Assessment, Natural Environment Study, Archaeological Survey Report, Historical Resources Evaluation Report, Historic Property Survey Report, and Visual Impact Assessment Report.
- ~~E. SUSTAINABILITY CERTIFICATION DOCUMENTATION – While the project will be designed with sustainability in mind, including being designed to achieve LEED Silver certification, documentation and submittal is not included in this scope of services but can be provided as an option if requested.~~
- F. BORING TRAFFIC CONTROL - "No Parking" signs will be placed in areas of borings a minimum of 48 hours in advance. CONSULTANT requests that CITY provide towing services in the event that a vehicle is parked in the work area in addition to providing barricades. Due to the depth of the static groundwater level, we do not anticipate needing a drilling permit from the County of Santa Barbara.
- G. TENANT IMPROVEMENTS – not a part, will be negotiated if out of sequence.
- H. CONSTRUCTION-PHASE SERVICES: It is understood and agreed that the design process cannot be completed until the Project which is the subject of this Agreement is actually constructed. It is further understood and agreed that, if construction-phase services are provided for under this Agreement, such services are essential to the completion of the professional services for which CONSULTANT is being retained. CITY acknowledges that the premature termination of CONSULTANT's services prior to substantial completion of the Project will significantly increase the risk of loss resulting, among other causes, from misinterpretation of the intent of the design, unauthorized modifications, and failure to detect errors or omissions in the plans and specifications before they become costly mistakes built into the Project. Therefore, CITY agrees that, if the services to be provided by CONSULTANT under this Agreement do not include construction-phase services, or, if this Agreement is terminated prior to substantial completion of the Project, CITY will indemnify CONSULTANT and hold CONSULTANT harmless from and against any and all claims, demands, losses, costs, liabilities and damages, including, without limitation, reasonable attorneys' fees and expenses and excepting only those claims, demands, losses, costs, liabilities and damages arising

SCOPE OF WORK

out of the negligence of CONSULTANT.

- I. PREPARATION OF AS-BUILT DRAWINGS - Not a part of these services. CONSULTANT shall review the Record Drawings prepared by the landscape contractor for completeness in accordance to the specs. Preparation of Record Drawings will be prepared under future services.
- J. SCHEDULE – Deliverable timelines set herein are based upon schedules set forth in the CITY’s RFP. CONSULTANT shall plan to follow milestones set herein but shall not be held responsible for schedule delays caused by stakeholders, construction delays, or other third-party impacts that are outside CONSULTANT’s control. Some adjustments have been indicated herein based upon delayed start date. Adjusted schedule to be developed.
- K. CONSULTANT’s team will apply sustainable principles at each scale of design to achieve critical resource reductions. CONSULTANT’s team will consider sustainable concepts and discuss with CITY on how each concept will contribute to the project’s sustainable goals. The team will meet the CITY’s requirement of meeting LEED Silver Standards for potential Certification. Certification documentation and submittal not included but can be provided as an optional service.
- L. In September 2013, the Governor’s Office signed Senate Bill 743 into law, starting a process that fundamentally changes the way transportation impact analysis is conducted under the California Environmental Quality Act. Within the State’s CEQA Guidelines, these changes include the elimination of auto delay, Level of Service (LOS), and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant traffic impacts. SB 743 identifies Vehicle Miles Traveled (VMT) as the most appropriate CEQA transportation metric, along with the elimination of Auto Delay/LOS for CEQA purposes statewide. The justification for this paradigm shift is that auto delay/LOS impacts lead to improvements that increase roadway capacity and therefore induce more traffic and greenhouse gas emissions. The California Governor’s Office of Planning and Research (OPR) has provided guidance to implement SB 743. Per OPR’s revisions to the CEQA guidelines, a lead agency may elect to be governed by the VMT guidelines immediately. However, beginning July 1, 2020, the VMT guidelines shall apply Statewide. To date, the City has not adopted a methodology or corresponding thresholds of significance for purposes of evaluating the potential traffic impacts of development projects based on VMT. Accordingly, this proposal assumes the analysis of project-related traffic impacts will be prepared based on the City’s current LOS-based methodology and thresholds of significance.

SCOPE OF WORK

PROPOSAL
PROFESSIONAL DESIGN SERVICES FOR THE
GOLETA TRAIN DEPOT PROJECT, CITY OF GOLETA, CA

May 22, 2019
AMENDED
May 15, 2022

SCHEDULE 3 - FEES

Fees are budget amounts estimated for the services described. The work will be provided on a task basis with an agreed hourly allowance amount for each task appropriate to a detailed scope prepared at that time. Contract and payment terms according to mutual agreement.

TIME AND MATERIALS FEE ESTIMATE

PHASE 1.PM	PROJECT MANAGEMENT PHASE 1	\$72,059.00
	AMENDED PHASE 1.PM (RailPros)	\$10,806.00
PHASE 1.PD	PRELIMINARY DESIGN	\$281,150.00
PHASE 1.E	PRELIMINARY ENVIRONMENTAL / TECHNICAL STUDIES	\$96,938.00
PHASE 2.PM	PROJECT MANAGEMENT PHASE 2	\$91,890.00
PHASE 2.PD	PRELIMINARY DESIGN (35% TRAIN DEPOT PACKAGE)	\$429,387.00
	AMENDED PHASE 2.PD PRELIMINARY DESIGN (35% TRAIN DEPOT PACKAGE)	\$86,938.00
PHASE 2.PD	PRELIMINARY DESIGN (35% ROADWAY PACKAGE)	\$47,276.00
PHASE 2.E	ENVIRONMENTAL DOCUMENTATION	\$138,031.00
PHASE 3.PM	PROJECT MANAGEMENT PHASE 3	\$139,708.00
	AMENDED PHASE 3.PM PROJECT MANAGEMENT PHASE 3	\$10,000.00
PHASE 3.FD	FINAL DESIGN (65%, 95%, 100% TRAIN DEPOT PACKAGE)	\$783,173.00
	AMENDED PHASE 3.FD FINAL DESIGN (65%, 95%, 100% TD PACKAGE)	\$86,151.00
	AMENDED PHASE 3.FD LEED CERTIFICATION (TRAIN DEPOT PACKAGE)	\$56,836.00
	AMENDED PHASE 3.FD FIRE PROTECTION DESIGN (TRAIN DEPOT PACKAGE)	\$32,331.00
PHASE 3.PD	FINAL DESIGN (65%, 95%, 100% ROADWAY PACKAGE)	\$137,420.00
	AMENDED PHASE 3.PD LIGHTING FOR ROADWAY PACKAGE AND REVISIONS	\$34,650.00
PHASE 3.P	PERMITS	\$45,006.00
PHASE 4A	BID ASSISTANCE	\$61,245.00
	ESTIMATED FEE	<u>\$2,262,038.00</u>
	AMENDED ESTIMATED FEE	<u>\$378,957.00</u>
	AMENDED ESTIMATED TOTAL FEE	<u>\$2,640,995.00</u>
PHASE 4A	BID ASSISTANCE	NIC / TBD
STAGE 4B	DESIGN SUPPORT UNDER CONSTRUCTION	NIC / TBD
STAGE 4C	RECORD DRAWINGS AND PROJECT CLOSEOUT	NIC / TBD

ODCs / REIMBURSABLE EXPENSES:

Reproductions, CADD plots, mileage, travel costs, shipping expenses are in addition to the fee amount at cost plus 10% or directly charged Client account.

REIMBURSABLE ALLOWANCE	<u>\$95,492.00</u>
TOTAL NOT-TO-EXCEED AMOUNT	<u>\$2,357,530.00</u> <u>\$2,736,487.00</u>

Sincerely,

Anil Verma Associates, Inc.

By: Anil Verma, FAIA, PresidentBy: Nandini Verma, SecretaryDate: 05/18/22Date: 05/18/22

NOTE: Refer to attached hourly task matrix breakdown for billing rates and reimbursable breakdown. Costs are broken down by task and by consultant / discipline. Markup of 10% has been applied to sub-consultants for Civil Engineering, Survey Environmental, Hydrology, Traffic, Geotechnical Engineering, and Support for Structural Engineering. AVA, as prime, has Architecture, Landscape Architecture, Structural Engineering, Plumbing, Mechanical, and Estimators in house.

2019-042.2

**AMENDMENT NO. 2
TO A PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF GOLETA
AND
ANIL VERMA ASSOCIATES, INC.**

This **Amendment No. 2** to the PROFESSIONAL DESIGN SERVICES AGREEMENT by and between the **CITY OF GOLETA**, a municipal corporation ("City") and **ANIL VERMA ASSOCIATES, INC.** ("Consultant") dated June 4, 2019 ("Agreement," Agreement No. 2019-042) is made on this 15th day of August, 2023.

SECTION A. RECITALS

1. This Agreement is for professional design services for the Goleta Train Depot project and was authorized on June 4, 2019; and
2. This Agreement has been amended to provide for additional compensation in the amount of \$375,000; expand the scope of work for additional design services; and to extend the expiration date of the agreement from June 30, 2022 to June 30, 2024. (Amendment No 1.); and
3. The Agreement currently provides in Section 3 Subsection (a) for the total compensation amount not to exceed \$2,775,000; and
4. The parties desire to amend the Agreement so as to provide for additional compensation in the amount of \$220,000 for additional tasks; and
5. The Agreement currently provides in Exhibit A-1 entitled "Scope of Work" the complete and particular description of services; and
6. The parties desire to amend Exhibit A-1 by adding additional services as more completely and particularly set forth in the Scope of Work, attached as Exhibit "A-2"; and
7. The City Council approved this Amendment No. 2 on this 15th day of August, 2023.

SECTION B. AMENDED TERMS

Now therefore City and Consultant agree as follows that the Agreement be, and hereby is, amended as follows:

1. **Subsection (a) of Section 3. COMPENSATION AND PAYMENT** of the Agreement is amended to add an additional authorized amount of \$220,000 and to read in its entirety:
 - (a) **Maximum and Rate.** The total compensation payable to CONSULTANT by CITY for the services under this AGREEMENT

SHALL NOT EXCEED the sum of **\$2,995,000** (herein "not-to-exceed amount") and shall be earned as the work progresses.

Hourly at the hourly rates and with reimbursement to CONSULTANT for those expenses set forth in CONSULTANT's Schedule of Fees marked Exhibit "B," attached and incorporated herein. The rates and expenses set forth in that exhibit shall be binding upon CONSULTANT until June 30, 2024, after which any change in said rates and expenses must be approved in writing by CITY's Project Manager as described in Section 5 (CITY is to be given 60 days notice of any rate increase request), provided the not to exceed amount is the total compensation due CONSULTANT for all work described under this AGREEMENT.

2. This Agreement is amended to delete and replace in its entirety:

Exhibit A-1 "Scope of Work" with **Exhibit A-2 "Scope of Work"** attached hereto and incorporated herein.

3. Except as otherwise specifically provided herein, all other provisions of the Agreement shall remain in full force and effect.

In concurrence and witness whereof, this Amendment No. 2 has been executed by the parties effective on the date and year first above written.

CITY OF GOLETA

DocuSigned by:
Robert Nisbet
1AE8ACAD159E4D7...
Robert Nisbet, City Manager

CONSULTANT

DocuSigned by:
Anil Verma
294CCA32510A4CA...
Anil Verma, FAIA, President

ATTEST:

DocuSigned by:
Deborah Lopez
A3E09E3473CA47E...
Deborah Lopez, City Clerk

DocuSigned by:
Nandini Verma
74B66800E1CD4B3...
Nandini Verma, Secretary

APPROVED AS TO FORM:
MEGAN GARIBALDI, CITY ATTORNEY

DocuSigned by:
Scott Shapses
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Scott Shapses, Deputy City Attorney

SCOPE OF WORK



**THE GOLETA TRAIN DEPOT PROJECT
(*Train Depot Project*)**

And

**THE SOUTH LA PATERA ROADWAY IMPROVEMENT PROJECT
(*Roadway Project*)**



SCOPE OF WORK – PLUS AMENDMENTS #1 & #2

~~May 22, 2019 Revised May 15, 2022~~

Revised July 25, 2023

**Prepared for: The City of Goleta, Neighborhood Services and Public Safety Department
Prepared by: Anil Verma Associates, Inc.**

SCOPE OF WORK

PROPOSAL
AMENDED AS#1 AND AS#2 PROFESSIONAL DESIGN SERVICES FOR THE
GOLETA TRAIN DEPOT PROJECT, CITY OF GOLETA, CA

~~May 22, 2019~~
~~May 15, 2022~~
AMENDED
May 25, 2023

PROJECT UNDERSTANDING

The scope identified in the City of Goleta's ("CITY") Request for Proposal (RFP) dated 01/17/2019, serves to provide a new multimodal train depot just south of the existing Goleta AMTRAK train platform site. Project footprint, scope of work, and program elements will remain as shown in the RFP. The scope improvements described herein will be prepared as two separate projects: (1) the roadway and access improvements (**Roadway Project**) along South La Patera Lane between Hollister Avenue and the proposed depot; and (2) a depot building with waiting rooms and a café, a new parking facility, and accommodations for buses, vanpools, and bicycles (**Train Depot Project**) at the station site, located south of the existing CITY Amtrak train platform.

The depot building and parking will be located on land owned by CITY located immediately adjacent to the existing platform. The existing site consists of an existing warehouse composing of roughly half of the project site with the warehouse located in the northern middle of the project area. The remaining area is surfaced with either concrete or asphalt pavement. Historically the project site was covered with orchards. The 1953 photograph shows the project site cleared of the orchards with existing warehouse structure shown in the 1967 photograph. The proposed project will not be modifying the existing platform and it is assumed new improvements will be outside of Railroad Right-of-Way. The train depot building will include a lobby, ticketing area, waiting room, café, community room, restrooms/ shower/ changing facilities, bike storage and baggage storage lockers. In addition, the design of the depot will accommodate opportunities for public art projects both inside and outside the building. Anil Verma Associates Inc. ("CONSULTANT") assumes that structural loads will be representative one-story or two-story light-framed construction and that only minor grading will be required.

Environmental documentation in accordance with the City's 2008 Environmental Review Guidelines will be prepared for two separate projects. CONSULTANT team will prepare necessary California Environmental Quality Act (CEQA) compliance documentation for these projects. The scope of work and fee estimate are based on CONSULTANT's understanding of these projects and existing conditions of the project site and vicinity, as well as CONSULTANT's experience on similar projects throughout California.

SCHEDULE 1 – PROPOSED SCOPE OF SERVICES

PHASE 1.PM	PROJECT MANAGEMENT / COORDINATION / ADMIN	Duration: 5 months
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TASK 1.PM.1	PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL
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Project scope shall be limited to the related items listed in the CITY's Request for Proposal that included the project overview and outline of proposed improvements. The Project Manager (PM) shall conduct, oversee and manage the performance of the work including

- Coordination of the development of the overall work tasks
- Management of the schedule, budget, staff resources
- Reporting work progress and schedule updates to the CITY's Project Manager
- Scheduling, coordinating, and providing minutes of Project Development Team (PDT) meetings.

SCOPE OF WORK

The Project Development Team shall include, but not limited to, the following stakeholders: CITY; Amtrak; LOSSAN, SBCAG, Santa Barbara Airport, SBMTD, and UCSB. Prior to the start of work, CONSULTANT will furnish the subconsultants the appropriate forms, manuals, and criteria to ensure uniformity of all project documents. CONSULTANT's PM will conduct status and review meetings with subconsultants to review their progress, ensure up-to-date information is being used and the appropriate activities are being performed. Subconsultants will submit all studies, reports, and plans to the PM for review of conformity with the project scope of work, directives, applicable codes, design criteria, and any other requirements. The PM will meet with the design team on a periodic basis to establish design tasks and to determine schedule and budget status. Deliverables will be made through the PM. CONSULTANT project team and their respective tasks include:

PACKAGE 1 (Roadway Project)

- **Anil Verma Associates, Inc. (AVA)** - Landscape Architecture, Dry Utilities, and Structural Engineering
- **MNS Engineers, Inc.** – Civil Engineering, Survey/Mapping, Utilities, Drainage, Right-Of Way
- **Rincon Consultants, Inc.** – Environmental Services
- **ENGEO** – Geotechnical Engineering and Hydrology Engineering

PACKAGE 2 (Train Depot Project)

- **Anil Verma Associates (AVA)** has Architectural, Mechanical Engineering, Electrical Engineering, Dry Utilities, Plumbing, Lighting, Landscape and Irrigation, and Structural Engineering services in-house
- **SE Engineering Solutions** – Optional Structural Engineering Support
- **RailPros** – Civil Engineering, Wet Utilities, Grading, Drainage, and UPRR/LOSSAN Coordination.
- **MNS Engineers, Inc.** – Survey/Mapping
- **Rincon Consultants, Inc.** – Environmental Services and Outreach
- **ENGEO** – Geotechnical Engineering, Hydrology Engineering, and SWPPP/SWRCB

CONSULTANT's QA/QC Plan will be developed and submitted to CITY for approval as an independent document. This plan will detail the policies and procedures to ensure that Quality Assurance (QA) procedures are in place and that Quality Control (QC) is performed for each work product and by the design team. Project quality control records will be maintained and provide copies, if requested by CITY. AutoDesk Revit/AutoCAD is anticipated to be utilized as the main design programs.

CONSULTANT shall submit a baseline schedule at the start of the work. The baseline schedule will serve as the basis for monitoring and controlling project activities. The baseline schedule will be reviewed and approved by CITY and PDT members. The schedule shall show the relationship of the project tasks, expected sequence of design, milestone submittals and the effect of any impacts to the overall schedule.

Assumed 5-month period (6/04/19 thru 11/14/19) for up to Task 1.PD Preliminary Design Phase. Preliminary Environmental (11/18/19 thru 5/01/20) shown under Task 1.PE is anticipated to occur concurrently with Task 2.PD (35% Design) and managed under Task 2.PM (Phase2). Overall duration for the Phase 1 project management schedule is anticipated to be a 5-month period **(6/04/2019 thru 11/14/2019)**.

OUTPUT: Baseline Schedule and Quality Assurance Plan (QAP)

AS #1 TASK 1.PM.1 PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL

Design work began on the Goleta Train Depot project in July 2019. The original project schedule has been revised several times due to DRB approvals and Covid-19 Conditions. The overall project schedule has been extended. In that time, PDT staff participated and continue to participate in additional project bi-weekly meetings and coordination with project stakeholders.

SCOPE OF WORK

Task	Planned Start	Actual Start	Planned Completion	Actual Completion	Delay
35% Design	2/28/2020	11/2020	4/2020	12/2020	8 mo.
65% Design	4/2021	8/2021	7/2021	11/2021	5 mo.
95% Design	6/2021	2/2022	10/2021	--	
Final Bid Package	12/2021	--	3/2022	--	

TASK 1.PM.2 MEETINGS

Coordinate and attend meetings with City staff. CONSULTANT's team shall prepare and provide to CITY, standard meeting notes for discussion related to the scope of services herein. CITY indicated face to face meetings every two months and bi-weekly conference calls. CONSULTANT shall record and document the discussions, decisions and actions agreed to at these meetings. Task specific meetings are identified within the separate tasks. CONSULTANT to schedule risk management workshops with the design team and key stakeholders at key milestones.

OUTPUT: Three (3) PDT meetings held at CITY'S offices and nine (9) bi-weekly conference calls. Prepare meeting agendas and minutes, action items list, and decision log for three (3) PDT meetings.

TASK 1.PM.3 PREPARE INVOICES PER CITY SPECIFICATIONS

CONSULTANT'S Project Manager shall provide monthly progress reports as part of the monthly invoice. The progress reports shall address activities and progress within the recent billing cycle and provide upcoming deliverables and actions.

OUTPUT: Monthly progress reports and invoices.

PHASE 1.PD PRELIMINARY DESIGN Duration: 5 Months

TASK 1.PD.1 DEVELOP BASE MAPPING

- A. STRATEGY SESSION / PROGRAM DEFINITION - meet with CITY and project team to understand the site design objectives and opportunities for approval. Establish specific design criteria and preliminary landscape construction budget from the CITY - one meeting.
- B. SITE RECONNAISSANCE - visit the site to observe and photograph existing conditions and neighborhood context. Compare existing conditions against as-built drawings provided by CITY.
- C. REVIEW/ANALYZE DATA – critically review the most recent site plan including the conceptual plans and estimate of probable costs prepared by others. Discuss with CITY staff, so critical information is carried forward. Review CITY as-built and historical documents and studies. Review CITY tract and parcel maps for right-of-way data. Confirm facility locations and configurations. Provide cursory review of accessibility (Americans with Disabilities Act (ADA) and California Building Code (CBC)), drainage, utility, and right-of-way issues. Review/verify existing and required amenities, look beyond the confines of the scope of work area to see if there are any connections that should be recognized, either vehicular, bike or pedestrian. Identify inconsistencies, deficiencies, or any other information necessary to progress the work.
- D. DEVELOP BASE MAPPING – Base Mapping will be prepared using City-provided survey data. CITY provided an ALTA survey for the train depot site. CONSULTANT team will perform the necessary topographic surveying in order to establish vertical and horizontal control, and the Train Depot Project boundary. For the Roadway Package site area, CONSULTANT team will perform both a site topographic survey and mapping. This information will be used to develop a base from which to prepare preliminary design.

SCOPE OF WORK

- Additional Topographic Surveying for Train Depot Package site (27 S La Patera Lane). MNS previously performed an ALTA and topographic survey of 27 S. La Patera Lane for CITY. It is anticipated that additional survey may be required for the site design effort. CONSULTANT will perform supplementary survey.
- La Patera Lane Topographic Mapping & Boundary Retracement: CONSULTANT will perform field surveying and mapping in support of the roadway improvements. CONSULTANT will establish new control on a local basis of bearings and tie to the NAVD88 vertical datum based on local benchmarks. The limits of the survey mapping will generally be the road right-of-way plus 5 feet each side from Hollister Avenue to the end of La Patera Lane at the project site. The intersection of Hollister Avenue and La Patera Lane is included. The survey mapping will include: hardscape, structures, walls, fences, trees, signage and striping, and observable utilities.

Topographic/utility base map will be prepared at a scale of 1-inch=20-feet with 1-foot contour intervals. In addition, CONSULTANT will retrace the westerly right of way boundary. The boundary retracement will be based upon field monumentation and record map information. Acquisition of a preliminary title report will be made if deemed necessary. If needed, CONSULTANT estimates cost of additional services to be from \$5,000 to \$10,000 for a project of this size.

- E. CONSULTANT team will initiate contact with the various utilities within the project site to obtain available as-builts and utility maps. During the site visit, visible utility appurtenances will be identified. These features will be checked for consistency with the as-built information obtained from the utility companies. Utility features will be marked for the surveyors to record during the topographic survey. CONSULTANT has included up to 4 potholes and a half-day for the survey crew of \$5,250 which has been included in the fee herein.

OUTPUT: PDF record of all research and data collection. Field Reconnaissance notes. Topographic Survey in AutoCAD format. Preparation of Utility Matrix showing utilities having facilities in the project area and a listing of items received from the various utilities.

TASK 1.PD.2A PRELIMINARY DESIGN OPTIONS

CONSULTANT's team will prepare the train depot building and site design addressing the requirements in the environmental document, and will be in accordance with CITY standards, Title 24, and other applicable requirements. CONSULTANT will develop the initial architectural styles for study by providing architectural plan and elevation sketches and comments to aid CITY staff to determine a style for the project. Prepare a collage of development imagery (photos) to describe the project character. The CONSULTANT team anticipates participation in a strategy session, indicated in Task 1.PD.1A to understand the site design objectives. In concert with the CONSULTANT team, determine the constraints, opportunities, general capacities or optimum level of development. CONSULTANT's Structural Engineer will counsel on building form, materials, and structural systems pertaining to suitability of design as related to site conditions, building code requirements, and soils report requirements.

OUTPUT: Prepare preliminary architectural plans, elevations, and sketches. Prepare imagery collage.

TASK 1.PD.2B LOW IMPACT DEVELOPMENT DESIGN

CONSULTANT's team will prepare a Standard Urban Stormwater Mitigation Plan (SUSMP) tailored to the project that lists and describes the proposed appropriate stormwater mitigation measures. The SUSMP will be prepared to satisfy National Pollutant Discharge Elimination System (NPDES) requirements and requirements set forth in CITY's Standard Urban Stormwater Mitigation Plan (SUSMP). The Low Impact Development (LID) design will include bioswales and potentially other methods such as bioretention cells to effectively infiltrate/filter the on-site run-off to fulfill the SUSMP requirements and suitable based upon geotechnical investigations. Pervious pavement may be included in areas not subject to bus turning movements. CONSULTANT will analyze the site area to optimize the placement of the LID features to reduce construction costs. It is assumed that CITY will provide necessary proof of ongoing BMP maintenance once the project is complete.

SCOPE OF WORK

OUTPUT: Four (4) 8.5"x11" copies of SUSMP submittal for CITY's review. Each submittal will include a map/plot plan showing proposed BMPs. Initial and Final submittal will be provided to CITY.

TASK 1.PD.2C PRELIMINARY LANDSCAPE PLAN

CONSULTANT will prepare preliminary landscape plans for the project site. CONSULTANT will work closely with CITY Landscape and Maintenance staff in order to provide a preliminary and final design that meets the CITY's requirements.

OUTPUT: Preliminary landscape plans.

TASK 1.PD.3A FINALIZE PRELIMINARY DESIGN OPTIONS

Based upon feedback from project stakeholders, CONSULTANT's team will prepare final conceptual designs and sketches to provide a preferred scheme from which to carry forward CITY's design goals. The team anticipated to account for up to two public meetings for the project. All communications with the public or the press will be made by CITY with the CONSULTANT team providing support.

OUTPUT: Finalize preliminary architectural plans, elevations, and sketches. Prepare exhibits for outreach.

TASK 1.PD.3B PRELIMINARY DESIGN OPTIONS FOR SOUTH LA PATERA LANE ROAD IMPROVEMENTS

CONSULTANT's team will develop up to five conceptual design options for proposed pedestrian, bike and parking improvements along South La Patera Lane. The options will be presented to CITY Public Works Department for review. CITY Public Works Department will provide direction regarding preferred options for development of 35% design. Potential options include:

- Sidewalk infill: Continuation of what is already built along the corridor.
- Class 2 Bike Lanes: narrow parking and travel lanes. Add curb extensions at intersections and driveways for landscape and storm water infiltration.
- Class 2 Buffered Bike Lanes: remove parking, expand parkway.
- Class 4 Bikeway: narrow parking and travel lanes.
- Class 1 Bike Path: in place of the sidewalk and on-road bike facilities. May add Class 1 with multiple driveway crossings is not optimal.

OUTPUT: Finalize preliminary civil plans and sketches. Prepare exhibits for Public Works Department.

TASK 1.PD.4 GEOTECHNICAL EXPLORATION

CONSULTANT's team will retain a subcontractor with a truck-mounted drill rig to perform three borings in accessible areas of the pavement. Borings will be performed between 5 and 50 feet deep with samples being collected using split-spoon samplers and/or Shelby Tubes, if soft clay is encountered. In discussion with the CITY, work is not intended within UPRR property and necessary borings shall be performed within the existing warehouse building. This requires the use of a limited access drilling rig mobilized out of the Los Angeles or Bay Area as they are not available on the Central Coast. Performing work inside the building also requires additional coordination effort with subcontractors for access. Additional field work will also be performed along South La Patera Lane.

CONSULTANT assumes CITY will facilitate any encroachment permit and waive the associated fee, if any. Borings will be performed in the parking lane and we assume that traffic control will be required. "No Parking" signs will be placed in areas of borings a minimum of 24 hours in advance. CONSULTANT requests that CITY

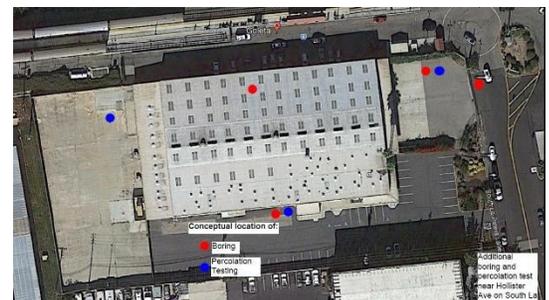


EXHIBIT 1: Proposed Boring Locations

SCOPE OF WORK

provide towing services in the event that a vehicle is parked in the work area in addition to providing barricades. Due to the depth of the static groundwater level, a drilling permit from the County of Santa Barbara is not anticipated. Borings located in areas of concrete flatwork will require concrete coring/cutting, we have include the cost of a concrete coring contractor in our budget.

We will generally place soil cuttings back into the boreholes with excess spoils being placed in 55-gallon steel drums and stored on-site for about a week prior to pickup. CONSULTANT has assumed, following analytical testing, the soil cuttings to be considered non-hazardous. Boring soils considered hazardous will require an additional fee for disposal. The boring locations will be capped with asphalt cold patch within the street, other locations will be left unpatched as we assume the improvements will be demolished at a later time. The drilling contractor estimates about 2 days to perform the borings in addition to the shallow borings discussed below for percolation testing. CONSULTANT has budgeted for a private utility locator to mark the locations of identifiable utilities prior to field work. An ENGEO engineer or geologist will observe the drilling operations and log the subsurface conditions encountered. Soil samples will be taken at frequent intervals for visual classification and laboratory testing.

CONSULTANT will test representative soil samples from the exploratory locations in ENGEO's laboratory to determine some of their engineering properties. CONSULTANT plan to perform moisture-density, sieve analysis, plasticity index, R-value, and limited corrosion tests. Other tests will be performed as necessary.

At this time, the locations and depths of percolation basins are not determined. CONSULTANT proposes to drill and install three percolation test holes to a depth of approximately 3 to 5 feet below the existing grade. The test holes will be located near the deeper geotechnical borings. The boring will be converted to percolation test hole by placing a thin layer of fine gravel at the bottom of the test hole, placing a 3- or 4-inch-diameter perforated pipe in the hole and then surrounding the pipe with gravel. The hole will be pre-soaked overnight prior to testing, with measurement of the percolation rate occurring the following day. We assume the four test locations may be completed in two field days. At the start of the test, the hole will be refilled with water to approximately 12 inches above the pea gravel placed at the bottom of the hole. The water level will be measured on a regular basis until the percolation rates stabilize. Following percolation testing, the perforated pipe will be removed and hole filled with crushed rock and soil and cap the hole with asphalt cold patch within the street.

CONSULTANT will analyze the subsurface conditions and laboratory test results, and prepare a geotechnical a report including field exploration and laboratory data, in addition to the items described below.

- Suitability of the site for the proposed development.
- Assessment of geological hazards at the site and in the general project area.
- Treatment of geotechnical constraints such as loose/soft surface soils, debris flow, landslides, existing fills, compressible soils, expansive soils, liquefiable soils, and lateral spreading, as necessary, based on field exploration results.
- Analysis of potential total and differential settlement due to seismic densification, liquefaction and consolidation, as appropriate.
- Conceptual measures to mitigate hazards, geotechnical constraints, and predicted settlements, as appropriate.
- Site grading recommendations, including fill placement recommendations, utility backfill, and recommendations for site drainage.
- Brief corrosion potential description.
- Foundation design parameters for recommended foundation type(s) and CBC seismic criteria.
- In Section 20.3.1 of ASCE 7-10 "For structures having a fundamental period of vibration equal to or less than 0.5 seconds, site response analysis is not required to determine spectral accelerations for liquefiable soils." CONSULTANT has assumed a Site Response Analysis is not required by the seismic

SCOPE OF WORK

code. Additional authorization is required before performing the Site Response Analysis.

- Secondary slab-on-grade (flatwork) recommendations.
- Preliminary parking lot pavement recommendations for hot mix asphalt.
- Conventional retaining wall recommendations.
- Stormwater infiltration opportunities

CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any. The geotechnical report will include a summary of the surface and subsurface conditions, seismicity, laboratory test data, exploration log data, and a site plan showing our exploratory locations and improvement limits. CONSULTANT will respond to CITY comments and provide a final geotechnical report. We have assumed up to 12 staff hours.

OUTPUT: *Draft and Final Geotechnical Report of Investigation; the report will be signed by a California – licensed Geotechnical Engineer and Certified Engineering Geologist.*

TASK 1.PD.5 PRELIMINARY ROUGH ORDER OF MAGNITUDE OF COSTS

CONSULTANT's team will prepare a rough order of magnitude for potential construction costs for the project during the preliminary design phase. The construction estimate will include the total cost, and subtotals for each category of work and major work items.

OUTPUT: *Preliminary Cost Estimate.*

TASK 1.PD.6 STAKEHOLDER COORDINATION FOR LOSSAN TRAIN STORAGE PROJECT

LOSSAN will be contracting with Amtrak for that train storage project. CONSULTANT's team shall serve as CITY's consultant/advisor for the LOSSAN train storage project as it relates to that project's impacts on CITY's future project. CONSULTANT team shall review submittals/reports/alternatives from LOSSAN/Amtrak and meet with them - up to three (3) rounds of reviews of materials/meetings. Assumes only one (1) meeting and up to five (5) phone meetings.

OUTPUT: *Provide advisory comments. Provide meeting notes.*

PHASE 1.PE PRELIMINARY ENVIRONMENTAL / TECHNICAL STUDIES Duration: 5 Months

Technical studies necessary for CEQA compliance for the Train Depot Project will be prepared to meet CITY standards. Draft versions of each study will be submitted in electronic form for at least one round of CITY review and then updated based on City comments. Additional rounds of review can be added under a contract amendment. CONSULTANT will submit revised studies submitted to LOSSAN, SBCAG, and Amtrak for review. CONSULTANT team will address additional comments and finalize the technical studies for CITY approval.

TASK 1.PE.1 INITIAL LITERATURE REVIEW AND PROJECT DESCRIPTION FOR TECHNICAL STUDIES

CONSULTANT's team will gather and review available information and data regarding the historic and existing environmental setting of the Train Depot Project site and vicinity. During this effort, any state or federal permit or consultation requirements will be noted. CONSULTANT's team will also prepare the project description, which will fully describe the actions to be undertaken as part of the Train Depot Project, including project limits, proposed demolition and construction activities, staging areas and facilities, disposal and borrow sites required, and utility relocations. The project description will include any additional improvements for the overall station area identified in the Master Plan.

OUTPUT: *Project Description*

SCOPE OF WORK

TASK 1.PE.2 PHASE I ENVIRONMENTAL SITE ASSESSMENT

CONSULTANT's team will review applicable hazardous materials/waste records, conduct a site reconnaissance, and interview the current property owner to identify potential recognized environmental conditions. CONSULTANT's team will also prepare a Phase I Environmental Site Assessment (ESA) to document findings based on our research. The report will identify whether additional site investigation, including soil sampling and analysis is warranted. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

(OPTIONAL TASK) - If additional investigations related to hazardous materials/waste are necessary based on findings of the Phase I ESA, CONSULTANT's team will collect and analyze soils from six machine-drilled borings (10ft in depth) and five hand-augured borings (3ft in depth). CONSULTANT will prepare a Phase II ESA report to discuss findings and recommendations based on the analysis of the soil samples. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses City comments, if any. This scope of work and cost estimate are subject to change based on findings of the Phase I ESA.

OUTPUT: *Draft and Final Environmental Site Assessment (ESA).*

TASK 1.PE.3 BIOLOGICAL RESOURCES ASSESSMENT

CONSULTANT's team biologists will review relevant literature and databases and conduct a reconnaissance level field survey to assess habitat suitability for special status species. A brief Biological Resources Assessment report to be prepared for potential project impacts and recommended avoidance, minimization, and/or mitigation measures, if warranted. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: *Draft and Final Biological Resources Assessment Report.*

TASK 1.PE.4A TRAFFIC STUDY (DATA COLLECTION AND RESEARCH)

CONSULTANT's Traffic Engineer, will provide a traffic study in support of the environmental documentation. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any. CONSULTANT will confirm the development description with the project team, work schedule, and assumptions to be utilized in the traffic study. Obtain and analyze the project site plan that illustrates the access scheme to the project site in both hard copy and digital formats. In consultation with CITY staff, prepare preliminary project data (i.e., project trip generation, trip distribution, and all other data required for consideration under the traffic study guidelines) and formalize the Memorandum of Understanding (MOU) detailing the parameters and assumptions of the traffic study and submit for review and comment. The Traffic Engineer will visit the project study area to confirm existing conditions with respect to existing development, site access, parking use, and areas of congestion in order to verify our overall understanding of traffic conditions in the area, which might affect this project. In conjunction with Task 1.PE.4A, confirm the existing roadway striping, traffic control measures, curbside parking restrictions, adjacent intersection configurations, and other pertinent roadway features. Our team will conduct weekday morning (7:00 to 9:00 AM) and afternoon (4:00 to 6:00 PM) manual turning movement counts at up to 10 study intersections to be identified for the analysis in consultation with CITY staff. In conjunction with the manual turning movement vehicle counts, a count of pedestrian and bicycle volumes will be collected during the peak periods. The number and location of the study intersections will be verified with CITY staff prior to commencing the analysis. Conduct 24-hour machine counts at up to four (4) street segments near the project site to be identified for the analysis in consultation with CITY staff. Our team will research data at the CITY, County of Santa Barbara, as well as other recent traffic impact studies prepared for developments in the project vicinity, regarding the status of other proposed developments (related projects) in the area

SCOPE OF WORK

which may contribute cumulative impacts to the adjacent street system and study locations in the vicinity of the proposed project. The compiled list of related projects will be forwarded for review by CITY staff.

TASK 1.PE.4B TRAFFIC STUDY (TRIP GENERATION, DISTRIBUTION, AND ASSIGNMENT)

CONSULTANT will prepare trip generation forecasts for the proposed project for a typical weekday over a 24-hour period, as well as for the commuter AM and PM peak hours. The trip generation forecasts will be derived from trip rates listed in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE) in 2017. The project trip generation forecast will be submitted for review and approval by CITY staff prior to finalization. Assign the forecast weekday AM and PM peak hour trips expected to be generated by the proposed project to the study intersections based on existing and anticipated traffic patterns to and from the project site. The assumed distribution pattern will be submitted for review and approval by CITY staff prior to finalization. Prepare trip generation forecasts for the related projects for a typical weekday over a 24-hour period, as well as for the weekday commuter AM and PM peak hours utilizing the ITE *Trip Generation Manual* publication. The forecast weekday AM and PM peak hour trips expected to be generated by the related projects will be distributed and assigned to the local street system. In addition to related projects, consideration for the utilization of an ambient traffic growth factor for purposes of assessing the trips generated by related projects that are currently unknown. The ambient growth factor to be utilized in the calculations will be confirmed with CITY staff prior to commencement.

TASK 1.PE.4C TRAFFIC STUDY (PROJECT EVALUATION AND MITIGATION MEASURES)

CONSULTANT will prepare AM and PM peak hour Level of Service calculations at the study intersections for the following conditions for the proposed project:

- (a) Existing Conditions;
- (b) Condition (a) Plus Project;
- (c) Condition (b) With Project Mitigation, if necessary;
- (d) Condition (a) Plus Future Pre-Project traffic;
- (e) Condition (d) With Project traffic;
- (f) Condition (e) With Project Mitigation, if necessary;

Utilize the CITY-approved capacity analysis methodologies for the Level of Service calculations. The future background traffic volumes will be forecast by applying a growth factor (typically estimated at 1.0 to 2.0% per year) to the existing traffic volumes and adding traffic from cumulative developments (related projects) in the study area. Prior to initiation of the analysis, we will confirm the traffic analysis conditions with CITY staff. The team shall assess the impact of the project based on the results of the peak hour intersection analyses and application of the CITY's significance criteria. Based on this assessment, determine which intersections (if any) will require improvements to mitigate potential traffic impacts associated with the proposed development to less than significant levels. The team will coordinate with CITY staff to identify potential transportation demand management and roadway improvement measures available to reduce any forecast significant impacts to less than significant levels. Based on this coordination, provide recommended mitigation measures which may include demand management measures, intersection and/or signalization improvements, striping modifications, the addition of auxiliary turn lanes, traffic control/limitations at site access points, etc. The recommended mitigation measures will be described within the text of the report. Should concept plans be required to demonstrate the feasibility of any of the recommended mitigation measures, a contract amendment will be required.

TASK 1.PE.4D TRAFFIC STUDY (SITE ACCESS AND CIRCULATION REVIEW)

CONSULTANT's traffic engineer will review the proposed site plan and provide recommendations to address

SCOPE OF WORK

concerns regarding site access and internal circulation. Provide recommendations regarding the location of site access driveways, the number of driveways, potential turn restrictions, and connectivity with the internal circulation system.

TASK 1.PE.4E TRAFFIC STUDY (CONGESTION MANAGEMENT PROGRAM ROADWAY IMPACT ANALYSIS)

CONSULTANT will prepare an analysis of potential impacts at monitoring location(s) identified in the 2009 Santa Barbara County Congestion Management Program publication, Santa Barbara County Association of Governments, June 2009. The CMP impact thresholds will be reviewed to determine if an analysis is required and, as needed, an evaluation will be prepared of the potential project impacts on the CMP system. Research transit routes and stops in the project vicinity and prepare an analysis of potential impacts to public transit consistent with procedures outlined in the CMP manual.

TASK 1.PE.4G TRAFFIC STUDY (VEHICLE MILES TRAVELED – VMT - DISCUSSION)

Prepare a qualitative analysis of the project's expected Vehicle Miles Traveled based on guidance provided by the California Governor's Office of Planning and Research (OPR).

TASK 1.PE.4F TRAFFIC STUDY (PREPARATION OF THE TRAFFIC IMPACT STUDY)

CONSULTANT will prepare a draft traffic impact study in report format which details all of the above-mentioned items including our analysis, findings and conclusions. The draft study will be suitably documented with tabular, graphic and appendix material. The draft study will be submitted for review by appropriate members of the project team. If necessary, revise the draft traffic impact study based on project team comments (i.e., one round of revisions assumed) and submit the final report to the CITY.

OUTPUT: *Draft and Final Traffic Study Report*

AMENDED AS#2 TASK 1.PE.4G PREPARE TRAFFIC STUDY AT HOLLISTER / LA PATERA TRANSITION

CONSULTANT's Team prepared and submitted traffic study for determining lane configuration needs at S. La Patera Lane and Hollister Avenue. Information was used to determine turn lane requirements for civil.

OUTPUT: *Memorandum for traffic Study.*

TASK 1.PE.5 STORM WATER CONTROL PLAN

CONSULTANT's team will provide two Stormwater Control Plan (SCP) for the project in accordance with the Santa Barbara County Stormwater Technical Guide for Low Impact Development, which CONSULTANT understands has been adopted by CITY. This will incorporate infiltration and/or treat and discharge Best Management Practices (BMPs) for the project such as pervious pavements or bioretention. CONSULTANT assumes more than 2,500 square feet of impervious surfaces will be replaced as part of the project. CONSULTANT also assumes that two SCPs will need to be prepared based on the implementation strategy of the City. CONSULTANT will provide an operations and maintenance manual for the proposed BMPs as part of the SCP submittal. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: *Draft and Final Stormwater Control Plan*

TASK 1.PE.6 CULTURAL RESOURCES TECHNICAL REPORT

CONSULTANT's team to conduct a records search of known archaeological and historical resources within a 0.5-mile radius of the project site and conduct a pedestrian survey of the project site. CONSULTANT team will prepare a technical report that will discuss the potential eligibility of existing on-site warehouse for significance under CEQA, as it is more than 50 years of age, and mitigation measures, if required.

SCOPE OF WORK

CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

CONSULTANT team will also assist CITY with government-to-government consultation under Assembly Bill AB52 by providing CITY with letter templates and detailed instructions to ensure meaningful consultation with interested Native American groups can be completed in accordance with AB 52. CONSULTANT team can assist with additional AB 52 consultation tasks if directed under a contract amendment.

OUTPUT: Draft and Final Cultural Resources Technical Report

TASK 1.PE.7 STORM WATER DATA REPORT

CONSULTANT team's geotechnical consultant will provide a Storm Drainage Technical Report to the team's Environmental Consultants that describes existing site drainage and any modifications proposed as a result of the project for inclusion in the project California Environmental Quality Act document. CONSULTANT will include calculations estimating flow and volumes of stormwater runoff from the proposed project into the City of Goleta storm drain system. Using this data and data provided by CITY, CONSULTANT's team will develop a Storm Water Data Report (SWDR). The Caltrans SWDR 2017 instruction guidance will be used as a template. The SWDR shall include a Vicinity map, Evaluation Form, Risk Determination, Revised Universal Soil Loss Equation, Version 2 (RUSLE2) Summary, and Storm Water Multiple Application and Report Tracking System (SMARTS) attachments. The following are CONSULTANT's assumptions regarding the proposed task:

- *Designation of Short or Long SWDR Form will be determined and provided to CONSULTANT team as part of the Plans, Specifications and Estimate (PS&E) phase.*
- *One round of edits is included; if additional revisions are necessary, they shall be billed on a T&M basis.*
- *Up to 10 hours are assumed for data support on SMARTS. CONSULTANT team assumes CITY will approve a qualified staff member as a data submitter on SMARTS.*
- *For calculating erosion using Revised Universal Soil Loss Equation, Version 2 (RUSLE2), CONSULTANT team assumes pre-graded slope gradients and post construction slope gradients will be provided by the client.*

CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: Storm Drainage Technical Report. Draft and Final Storm Water Data Report.

TASK 1.PE.8 WATER RESOURCE ASSESSMENT REPORT

CONSULTANT (via Rincon) will prepare a water quality assessment report (WQAR) that evaluates the effects of the project on water quality. This WQAR will include a discussion of the proposed project, the physical setting of the project area, and the regulatory framework with respect to water quality. It will also provide data on surface water and groundwater resources within the project area and their water quality health, describe water quality impairments and beneficial uses, identify potential water quality impacts/benefits associated with the proposed project, and recommend avoidance and/or minimization measures for potentially adverse impacts. The potential construction and operational water quality effects of the project will also be assessed. One round of edits is included in our estimate; additional revisions to be billed on a time and materials basis. CONSULTANT will prepare a draft report for CITY review and then a final report that addresses CITY comments, if any.

OUTPUT: Draft and Final Water Resource Assessment Report

PHASE 2.PM PROJECT MANAGEMENT / COORDINATION / ADMIN Duration: 14 months

CONSULTANT team will proceed with the 35% phase upon completion of the CITY's review and approval of

SCOPE OF WORK

the preliminary design. The object of the 35% Design will be to:

- a. Ensure the design development address in every respect the CITY's review comments
- b. Advance preliminary design efforts to a 35% Plans, Specifications, and Estimate package including required submittals for reports, matrices, and checklists
- c. Verify constructability and functional feasibility of the proposed design
- d. Confirm that the project's footprint conforms to the Environmental Documents
- e. Confirm if any Right-of-Way acquisition is required.
- f. Identify initial construction work window requirements.
- g. Detail construction phasing plans and identify proposed contractor staging areas.
- h. Prepare a 35% Cost Estimate and materials list.
- i. CONSULTANT's team will prepare a Hydrologic/hydraulic (drainage) study in accordance with CITY's Design Criteria, and all other local standards.

TASK 2.PM.1 PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL

The Project Manager (PM) shall conduct, oversee and manage the performance of the work. Project quality control records will be maintained and CONSULTANT to provide copies, if requested by CITY. The baseline schedule will be reviewed and approved by CITY and CONSULTANT team members.

Assumed a 3-month period (11/18/19 thru 2/20/20) for up to Task 2.PD 35% Design Phase, a 5-month period (11/18/19 thru 5/01/20) for up to Task 1.PE Preliminary Environmental, and an 11-month period (5/04/20 thru 4/8/21) for Environmental Phase. Some of the duration for Phase 2 environmental efforts will occur under Phase 3 Task 3.PM project management calendar. Overall duration for the Phase 2 design and environmental work project management schedule is anticipated to be a 14-month period **(11/18/19 thru 1/18/2021)**

OUTPUT: Updated Baseline Schedule

TASK 2.PM.2 MEETINGS

CONSULTANT to coordinate and attend all meetings with CITY staff. CONSULTANT's team shall prepare and provide to CITY, standard meeting notes for discussion related to CONSULTANT's team's scope of services. CONSULTANT shall record and document the discussions, decisions and actions agreed to at these meetings. Task-specific meetings are identified within the separate tasks. CONSULTANT to schedule risk management workshops with the design team and key stakeholders.

OUTPUT: Seven (7) PDT meetings held at CITY's offices and twenty-three (23) bi-weekly conference calls. Prepare meeting agendas and minutes, action items list, and decision log for seven (7) PDT meetings.

TASK 2.PM.3 PREPARE INVOICES PER CITY SPECIFICATIONS

CONSULTANT'S Project Manager shall provide monthly progress reports as part of the monthly invoice. The progress reports shall address activities and progress within the recent billing cycle and provide upcoming deliverables and actions.

OUTPUT: Monthly progress reports and invoices.

PHASE 2.PD PRELIMINARY DESIGN – DEPOT BUILDING AND SITE WORK Duration: 3 Months

Upon approval of the preliminary design options by CITY and other agencies, CONSULTANT's team shall prepare design development phase documents and submit them to CITY. Separate packages will start to be developed for the Train Depot Package and the Roadway Package.

SCOPE OF WORK

TASK 2.PD.1 COMPLETE DEVELOPMENT PLANS FOR TRAIN DEPOT PACKAGE / SITE

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design concept to resolve outstanding issues, review input from all team members, and develop a base.
- B. PRELIMINARY DEMOLITION PLANS – prepare preliminary demo coordination plans for the site.
- C. PRELIMINARY CIVIL PLANS - prepare plan drawings for the preferred alternatives and design options. Drawings will include, but not be limited to sidewalk work, hydrology design, and rain garden modification. CONSULTANT team shall provide typical sections.
- D. CONSULTANT's team will prepare a Standard Urban Stormwater Mitigation Plan (SUSMP) tailored to the project that lists and describes the proposed appropriate stormwater mitigation measures. The Low Impact Development (LID) design may include bioswales and/or bioretention cells to effectively infiltrate/filter the on-site run-off to fulfill the SUSMP requirements. Pervious pavement may be included in areas not subject to bus turning movements. It is assumed that CITY will provide necessary proof of ongoing BMP maintenance once the project is complete.
- E. PRELIMINARY ARCHITECTURAL PLANS / SECTIONS / ELEVATIONS – develop typical architectural footprints and representative elevations illustrating the architectural character of the new depot building development incorporating community aspirations and incorporating art if required.
- F. PRELIMINARY FINE GRADING LANDSCAPE DESIGN – prepare preliminary grading and drainage coordination plans for landscape and softscape areas for use by the CONSULTANT's Civil Engineer.
- G. PRELIMINARY HARDSCAPE PLANS and DETAILS- prepare construction plans indicating materials, finishes, colors, and detail call-outs in a schedule.
- H. MATERIALS BOARD – provide preliminary material board indicating colors and finishes.
- I. PRELIMINARY PLANTING PLANS and DETAILS- Prepare preliminary tree planting plans and plant palette legends indicating plant varieties, size, quantity, and locations. Prepare planting details.
- J. PRELIMINARY IRRIGATION PLAN and DETAILS - prepare irrigation diagram indicating zones, mainline routing, and valve locations. Prepare irrigation details of irrigation elements.
- K. PRELIMINARY DEPOT AND SITE LIGHTING PLAN – develop an exterior lighting plan including lighting fixture types and locations. Lighting photometric plan to be prepared in future phase (Phase 3).
- L. PRELIMINARY SIGNAGE AND WAYFINDING – based upon a design analysis and strategy outlining the site needs, constraints and context, provide a unified visual language for open space area signage.
- M. PRELIMINARY STRUCTURAL ENGINEERING – Prepare preliminary structural calculations, conceptual foundation plan, and conceptual structural framing plans.
- N. GEOTECHNICAL AND FOUNDATIONS REPORT – The team will produce a summary memorandum of our findings, conclusions, and recommendations regarding site infiltration capability. CONSULTANT team will produce a calculation package stamped by a registered geotechnical engineer.
- O. DRAFT SPECIFICATIONS OUTLINE - prepare 8½" x 11", typed specifications in the Construction Specifications Institute (CSI) format which describe materials, finishes, and workmanship.
- P. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the 35% complete drawings. This will be prepared using historical costs from recent projects.
- Q. SUBMITTAL - submit technical specification and drawings to CITY for review.

OUTPUT: 35% Complete Development submittal for Train Depot Package including:

- Preliminary Architectural Plans, Sections, Elevations, and Details
- Preliminary Construction Plans and Details
- Preliminary Planting Plans and Details

SCOPE OF WORK

- Preliminary Irrigation Plans and Details
- Preliminary Signage and Wayfinding Dwgs
- Lighting Plans
- Specifications Outline
- Preliminary Structural Calculations
- Geotechnical and Foundations Report
- Preliminary Civil Plans and Sections
- Preliminary foundation and framing plans
- Opinion of Probable Costs
- Material Boards

TASK 2.PD.2 REVIEW/APPROVAL OF 35% DEVELOPMENT PLANS

Upon completing the Task 2.PD.1 items described above, CONSULTANT will work with the CITY Engineering and Planning staff to incorporate the agreed upon changes to the design based on Planning Department comments, Development Review Committee, and One-Stop meeting.

OUTPUT: *Comment / Response / Resolution matrix*

AS #1 TASK 2.PD.2 TRAIN DEPOT REDEVELOPMENT AND VALUE ENGINEERING

DESIGN REFINEMENT - Team proceeded with 35% based upon the initial site layout plans from reviewed in July 2020. Development of the civil engineering plans, landscape plans, and architectural plans for the station depot parking lot and facility proceeded. While developing the plans, RailPros assisted Anil Verma Associates with additional site development tasks that were not included in the original project proposal including:

- Coordinated fire truck access requirements with Goleta Fire Department staff and included the recommendations into the site plan.
- Revised site plan to include raingardens not included in the original site plan.

As a result, the team spent additional design staff time to revise the plans and complete Task 8. The additional time exceeded the original budget for Task 8. Revised 35% plans were submitted to the City in December 2022. The cost estimate was updated and submitted to the City as well. Upon reviewing the project's 35% cost estimate, the City of Goleta requested that the design team reduce the overall cost of construction. Various changes were made to the site plan including:

- Depot building footprint size and building architectural and structural redesign
- Reduction in parking lot surface area
- Alignment of curb and gutter
- Location of bioswales
- Regrade new site to accommodate changes
- Value Engineering

The Project layout was designed to accommodate the WB 50 vehicle as standard, as designated by The City of Goleta. In late October 2021, Anil Verma Associates met with owners of 30 South Patera Ln (Unit 6) to discuss their access requirements. The existing condition was that WB 67 Vehicles are used to access their site and required to back into LOSSAN's property to make the maneuver. The RailPros team were instructed to do extra design to facilitate this larger vehicle. In addition, the RailPros team were instructed by the City of Goleta to investigate if the larger vehicle was legal in South Patera Ln.

Based upon the value engineered site plan, the team revised the civil, landscape, and architectural plans to work with the new site layout configuration during the 65% complete working drawing development.

TASK 2.PD.3 FINALIZE 35% DEVELOPMENT DESIGN FOR TRAIN DEPOT PACKAGE / SITE

CONSULTANT's team will address CITY and agency comments and prepare final 35% complete design package and submit to CITY.

SCOPE OF WORK

AS #1 TASK 2.PD.3 DRB REVIEW/APPROVAL AND REDESIGN

After Design Team prepared a Final Concept and received general approval from City Council to proceed to 35% Complete drawings, renderings were prepared and a presentation made to the Goleta Design Review Board (DRB). The Design Team made three presentations to the DRB and prepared updated site and facility designs, new graphic perspective views, and PowerPoint presentations for each presentation.

Comments from the DRB was incorporated into the final design and revisions were made for the construction document preparation between 35% to 65% complete design.

OUTPUT: *Revised 35% Complete Development Submittal for Train Depot Package*

TASK 2.PD.4 COMPLETE 35% DESIGN FOR S. LA PATERA LANE (ROADWAY PACKAGE)

CONSULTANT's team will prepare civil and landscape drawings, including drainage, sidewalk, bike lanes, planting, etc. and submit to CITY for review. The team will review site for potential utility conflicts and propose resolutions if needed.

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design concept to resolve outstanding issues, review input from all team members, and develop a base.
- B. PRELIMINARY DEMOLITION PLANS – prepare preliminary demo coordination plans for the roadway.
- C. PRELIMINARY CIVIL PLANS - prepare plan and profile drawings for the preferred alternative design option. Drawings will include, but not be limited to sidewalk work, bike lanes, drainage, and wet utilities.
- D. PRELIMINARY PLANTING PLANS and DETAILS - Prepare preliminary tree planting plans and plant palette legends indicating plant varieties, size, quantity, and locations. Prepare planting details.
- E. PRELIMINARY IRRIGATION PLAN and DETAILS - prepare irrigation diagram indicating zones, mainline routing, and valve locations. Prepare irrigation details of irrigation elements.
- F. DRAFT SPECIFICATIONS - prepare 8½" x 11", typed specifications in the CSI format which describe materials, finishes, and workmanship.
- G. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the design development drawings. This will be prepared using historical costs from recent projects.
- H. SUBMITTAL - submit technical specification and drawings to CITY for review.

OUTPUT: *35% Complete Development submittal for Roadway Package including:*

- Preliminary Construction Plans and Details
- Preliminary Planting Plans and Details
- Preliminary Irrigation Plans and Details
- Preliminary Civil Plans, Profiles, and Sections
- Specifications Outline
- Opinion of Probable Costs

TASK 2.PD.5 REVIEW/APPROVAL OF 35% DEVELOPMENT DESIGN FOR ROADWAY PACKAGE

Upon completing the Task 2.PD.4 items described above, CONSULTANT will work with CITY's Engineering and Planning staff to incorporate the agreed upon changes to the design based on CITY comments at a one-stop meeting. This effort is intended to be concurrent with Task 2.PD.2.

OUTPUT: *Comment / Response / Resolution matrix*

TASK 2.PD.6 FINALIZE 35% DESIGN FOR S. LA PATERA LANE (ROADWAY PACKAGE)

CONSULTANT's team will prepare revised 35% drawings and submit to CITY for review.

OUTPUT: *Revised 35% Complete Development Submittal for Roadway Package*

SCOPE OF WORK

Key Assumptions:

- The Train Depot Site Package and the Roadway Package will be developed separately. The Roadway package is anticipated to be expedited but meetings and coordination will be combined with the Train Depot Package.
- No resubmittal of the 35% is anticipated and comments will be addressed in the 65% submittal.
- Development of a Stormwater Pollution Prevention Plan (SWPPP) (including risk determination, erosion and sediment control plans, etc.) is not anticipated for the Roadway Package.
- Lighting photometric plan to be prepared in future phase (Phase 3).
- Heating, Ventilation and Air Conditioning (HVAC) Plans to be prepared in future phase (Phase 3). Mechanical, Electrical, and Plumbing Engineering design shall begin at the 65% PS&E.
- Landscape plans to provide preliminary plant locations and palette. Irrigation design to begin at 65% PS&E.
- Specifications during 35% phase will consist of an outline of Project Specification List.

PHASE 2.E ENVIRONMENTAL DOCUMENT Duration: 8 Months

In accordance with the City's 2008 Environmental Review Guidelines, CONSULTANT's team anticipates the Roadway Project will qualify for a Categorical Exemption (CE) and will prepare a Notice of Exemption (NOE) in compliance with CEQA. In the event that our research reveals the need for additional documentation under CEQA, CONSULTANT's team would inform CITY and work out an appropriate arrangement to address a possible scope and budget augmentation. For the Train Depot Project, our team anticipates preparation of an Initial Study (IS) to determine whether the project will require a Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR) to meet the requirements under CEQA. For purposes of this scope of work and cost estimate, our team has conservatively assumed that the IS will conclude that an EIR will need to be prepared. It is also noted that preparation of an IS not mandatory prior to preparation of an EIR; if CITY determines that an EIR will be required, preparation of an IS can be eliminated from this scope.

TASK 2.E.1 PREPARE NOTICE OF EXEMPTION

CONSULTANT's team will prepare a NOE for the Roadway Project. The NOE will include a brief project description, a finding that the project is exempt from CEQA, citations to the relevant statutes or guidelines sections that apply, and a statement of reasons to support the findings. CONSULTANT team will prepare a brief memorandum to accompany the NOE that describes compliance of the Roadway Project with the requirements of CEQA Guideline Sections 15300, including Section 15300.2, which contains limitations on the use of CEs in certain circumstances. If technical analyses are determined to be necessary to support the findings of the CE, a scope of work and fee estimate to complete that work can be provided accordingly.

CONSULTANT team will transmit a draft NOE and memorandum to CITY for review via email, and address CITY comments on the NOE and memorandum. Pursuant to Section 15062 of the State CEQA Guidelines, the NOE will not be filed until the Roadway Project is approved. This scope of work assumes that CONSULTANT team will deliver the NOE to the County Clerk and State Clearinghouse and pay the County Clerk filing fees. An electronic copy of the NOE will be forwarded to CITY for its records and documentation.

OUTPUT: Notice of Exemption

TASK 2.E.2 PREPARE ADMINISTRATIVE DRAFT EIR

Initial Study

CONSULTANT team will prepare an IS for the Train Depot Project, using the CITY's Environmental Thresholds and Guidelines Manual and the latest environmental checklist included in Appendix G of the CEQA

SCOPE OF WORK

Guidelines. CONSULTANT team will address each checklist item, supporting all conclusions with reasoned analysis. Existing documents and studies will be used to the extent practical, and impacts will be quantified where appropriate. CONSULTANT team will produce five hardcopies of the IS for CITY review and will incorporate CITY comments and submit the IS in electronic form to LOSSAN, SBCAG, and Amtrak for review. CONSULTANT team will address additional comments and finalize the IS for CITY approval.

Notice of Preparation and Scoping Meeting

The Notice of Preparation of an EIR (NOP) will be circulated along with the IS for the required 30-day public review period. CONSULTANT team will be responsible for circulation of the NOP to the State Clearinghouse, County Clerk, and responsible and other concerned agencies. CONSULTANT team will produce up to 25 hardcopies of the IS for distribution. CONSULTANT team will also be responsible for publishing the NOP in a local newspaper and mailing the NOP to property owners/tenants within 1,000 feet of the Train Depot Project site. The cost estimate assumes that printing, noticing, and postage fees will not exceed \$2,000. CONSULTANT team will also make a brief presentation on the Train Depot Project and environmental review process at one public scoping meeting, and will document public comments regarding the EIR scope.

Administrative Draft EIR

CONSULTANT team will prepare the administrative Draft EIR in accordance with the CEQA Guidelines and CITY requirements. The EIR will include the following sections: executive summary, introduction, project description, related projects, environmental impact analysis, and alternatives. For cost estimating purposes, CONSULTANT team assumes that the EIR will focus on direct, indirect, and cumulative impacts to air quality, biological resources, cultural resources, GHG emissions, hazards and hazardous materials, hydrology and water quality, noise, transportation, and utilities (specifically water supply). In addition to discussing impacts from Train Depot Project construction (including demolition of the existing building and parking lot on the project site), the EIR will focus on the environmental benefits, such as decreased GHG emissions, of the train depot based on increased ridership of trains and the corresponding decrease in vehicle miles traveled. CONSULTANT team will model air quality, GHG emissions, and noise impacts to provide a quantitative analysis. The noise analysis will be based on two 15-minute sound measurements that our team will conduct at the Train Depot Project site to determine baseline noise levels. The EIR will analyze impacts of the “no project” alternative and up to three build alternatives.

CONSULTANT team will produce five hardcopies of the administrative Draft EIR for CITY review.

OUTPUT: Administrative Draft EIR

T2.E.3 PREPARE REVISED ADMINISTRATIVE DRAFT EIR

Following receipt of CITY comments on the administrative Draft EIR, CONSULTANT team will incorporate comments and submit in electronic form the revised administrative Draft EIR for LOSSAN, SBCAG, and Amtrak review.

OUTPUT: Revised Administrative Draft EIR

T2.E.4 PREPARE FINALIZED DRAFT EIR

CONSULTANT team will incorporate comments from LOSSAN, SBCAG, and Amtrak and submit the finalized Draft EIR in electronic form to the CITY for approval prior to printing and distribution of the Draft EIR for public review.

OUTPUT: Finalized Draft EIR

SCOPE OF WORK

T2.E.5 NOTICING AND DISTRIBUTION OF PUBLIC REVIEW DRAFT EIR

CONSULTANT team will produce 15 hardcopies of the Draft EIR's Executive Summary (for submittal to the State Clearinghouse), up to 25 hardcopies of the Draft EIR, up to 10 hardcopies of the appendices to the Draft EIR, and up to 50 CDs of the Draft EIR and appendices. CONSULTANT team will prepare the Notice of Availability (NOA) and Notice of Completion for the Draft EIR, and distribute the appropriate documents to the State Clearinghouse, County Clerk, and responsible and other concerned agencies. CONSULTANT team will also be responsible for publishing the NOA in a local newspaper and mailing the NOA to property owners/tenants within 1,000 feet of the Train Depot Project site. The cost estimate assumes that printing, noticing, and postage fees will not exceed \$11,000. CONSULTANT team will attend one public hearing during the public review period.

OUTPUT: *Noticing documentation as described above*

TASK 2.E.6 PREPARE ADMINISTRATIVE FINAL EIR

CONSULTANT team will prepare the administrative Final EIR, including responses to comments received during public review of the Draft EIR and the Mitigation Monitoring and Reporting Program (MMRP) for the Train Depot Project. For estimating, our team has budgeted 160 hours of professional staff time to complete the administrative Final EIR. CONSULTANT team will produce five hardcopies of the administrative Final EIR for CITY review. CONSULTANT team will also prepare the CEQA Findings and, if required, the Statement of Overriding Considerations.

OUTPUT: *Administrative Final EIR*

TASK 2.E.7 PREPARE FINAL EIR

Upon receipt of comments from CITY, CONSULTANT team will prepare and submit the revised administrative Final EIR in electronic form to LOSSAN, SBCAG, and Amtrak for review. CONSULTANT team will incorporate comments from LOSSAN, SBCAG, and Amtrak and submit the finalized Final EIR for CITY approval. Once approved, CONSULTANT team will produce up to 25 hardcopies of the Final EIR, up to 10 hardcopies of the appendices to the Final EIR, and up to 50 CDs of the Final EIR and appendices. CONSULTANT team will distribute the appropriate documents to applicable agencies. The cost estimate assumes that printing and postage fees will not exceed \$10,000.

OUTPUT: *Final EIR*

TASK 2.E.8 CERTIFICATION OF FINAL EIR

CONSULTANT's team will attend one public hearing regarding the certification of the Final EIR. If the Final EIR is certified by City Council, CONSULTANT team will prepare and file the Notice of Determination (NOD) with the State Clearinghouse and County Clerk and provide necessary fees. The cost estimate assumes that fees associated with filing the NOD (including County Clerk processing fee and the California Department of Fish and Wildlife filing fee) not to exceed \$4,000.

OUTPUT: *Notice of Determination*

PHASE 2 ODC's

The following ODC's are included. Any other costs are assumed to be paid for by CITY.

- Travel
- Reproduction & Postage
- Five hardcopies of the administrative Draft EIR for CITY review.
- 15 hardcopies of the Draft EIR's Executive Summary (for submittal to the State Clearinghouse), up

SCOPE OF WORK

to 25 hardcopies of the Draft EIR, up to 10 hardcopies of the appendices to the Draft EIR, and up to 50 CDs of the Draft EIR and appendices.

- 25 hardcopies of the Final EIR, up to 10 hardcopies of the appendices to the Final EIR, and up to 50 CDs of the Final EIR and appendices.

PHASE 3.PM PROJECT MANAGEMENT / COORDINATION / ADMIN Duration: 14 months

CONSULTANT will proceed with the PS&E phase (65% to Final) upon completion of the CITY's review and approval of the preliminary design. The object of the Design will be to:

- Ensure the design development address in every respect the Planning Department review comments
- Advance preliminary design efforts to final agency approved and bid ready Plans, Specifications, and Estimate package including required submittals for reports, matrices, and checklists
- Detail construction phasing plans and identify proposed contractor staging areas.
- Prepare Cost Estimates and materials list

TASK 3.PM.1 PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL

The Project Manager (PM) shall conduct, oversee and manage the performance of the work. Project quality control records will be maintained and provide copies, if requested by CITY. The baseline schedule will be reviewed and approved by the CITY and CONSULTANT team members.

The schedule shall be monitored.

- For Train Depot Package and Site, a 13-month period is assumed (2/15/21 thru 3/17/22) for development of 65% Design, 95% Design, 100% Design, and final bid package.
- For Roadway Package, a 10-month period is assumed (1/18/21 thru 11/23/21) for development of 65% Design, 95% Design, 100% Design, and final bid package.
- For Continuation for Environmental phase and Permitting, a 10-month period is assumed (1/21/21 thru 11/25/21). CONSULTANT team will assist with managing the environmental review process schedule and provide project updates for the environmental analysis for incorporation into the master schedule.

CONSULTANT team will coordinate communication and developing a close working relationship with CITY staff, LOSSAN, SBCAG, and Amtrak. Overall duration for the Phase 3 design and environmental project management schedule is anticipated to be approximately a 14-month period (**1/21/21 thru 3/17/2022**).

OUTPUT: Updated Baseline Schedule

AMENDED AS#2 TASK 3.PM.1 PROJECT AND SUBCONSULTANT MANAGEMENT AND QUALITY CONTROL

The overall project schedule has been extended. In that time, PDT staff participated and continue to participate in additional project bi-weekly meetings and coordination with project stakeholders. Additional sub-consultant management for expanded tasks described in subsequent tasks below.

Task	AS 1 Planned Start	AS 2 Actual Start	AS 1 Planned Completion	AS 2 Actual Completion	Delay
Final Bid Package	12/2021	8/2022	3/2022	9/2023	15 MO

TASK 3.PM.2 MEETINGS

Coordinate and attend all meetings with CITY staff. CONSULTANT's team shall prepare and provide to CITY, standard meeting notes for discussion related to CONSULTANT's team's scope of services. CONSULTANT shall record and document the discussions, decisions and actions agreed to at these meetings. Task specific meetings are identified within the separate tasks.

SCOPE OF WORK

OUTPUT: Six (6) PDT meetings held at the CITY's offices and twenty-two (22) bi-weekly conference calls. Prepare meeting agendas and minutes, action items list, and decision log for six (6) PDT meetings.

TASK 3.PM.3 PREPARE INVOICES PER CITY SPECIFICATIONS

CONSULTANT's Project Manager shall provide monthly progress reports as part of the monthly invoice. The progress reports shall address activities and progress within the recent billing cycle and provide upcoming deliverables and actions.

OUTPUT: Monthly progress reports and invoices.

PHASE 3.FD FINAL DESIGN (BID DOCUMENTS) Duration: 9 to 12 Months

Upon approval of the 35% complete design package by the CITY and other public agencies, CONSULTANT's team shall prepare construction documents (plans and specifications) and submit them to CITY.

TASK 3.FD.1 PRELIMINARY REVIEW DESIGN REVIEW BOARD (DRB) MEETING

As the design review progresses, CONSULTANT will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform to the CITY's vision as well as related requirements and standards.

TRAIN DEPOT PACKAGE (BUILDING AND ADJACENT SITE WORK)

Based on the approval of the project from the CITY, CONSULTANT and CONSULTANT project team will prepare plans, specifications, and estimates (PS&E) to the 65% complete level of detail. PS&E's will be prepared to successfully obtain approvals from all necessary utilities and agencies.

TASK 3.FD.2 65% COMPLETE DESIGN CONSTRUCTION PLANS – DEPOT BUILDING AND SITE

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design.
- B. DEMOLITION PLANS – prepare final demolition coordination plans for site development.
- C. CIVIL GRADING AND UTILITY DESIGN - fire access requirements, wet utilities, grading and drainage plans, accessibility requirements, and curb ramps.
- D. SWPPP – the team will prepare a draft Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) for the agency to submit to the State Water Resources Control Board, who will assign a Waste Discharge Identification number for the project. A Water Quality Technical Report (WQTR) will also be prepared to address post construction water quality.
- E. ARCHITECTURAL DRAWINGS – prepare plans, elevations, and details for Depot Building.
- F. SITE CONSTRUCTION PLANS, DETAILS, AND TYPICAL SECTIONS - prepare construction plans indicating materials, finishes, colors, and detail call-outs in a schedule.
- G. PLANTING/IRRIGATION PLANS and DETAILS - prepare labeled planting plans indicating plant varieties, size, quantity, and locations. Prepare planting details of planting elements. Prepare irrigation plans indicating sprinkler heads, drip systems, piping, valves, and controllers. Prepare irrigation details.
- H. FINAL FINE GRADING PLAN - prepare fine grading plan for design intent purposes. Civil drawings shall include preparing final hydrology, drain sizing, piping, and drainage plans.
- I. LIGHTING AND BUILDING AND SITE ELECTRICAL PLAN, DETAILS, AND SCHEDULES - prepare electrical plans, schedules, and details indicating building, site and accent lighting.
- J. STRUCTURAL DRAWINGS - prepare structural plans and details related to architectural and site elements. Structural design will include calculations, framing plans, foundation plans, sizing of framing members, and coordination with other project disciplines.

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- K. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS – develop drawings to include sizes of ducts, location of runs, identify equipment manufacturer and equipment size. Electrical power and data plans will be prepared to show the proposed lighting and fixtures, proposed security camera system, and will be used to coordinate with the utility companies. Plumbing plans will be prepared to show fixture sizes and to create overall water demands for the project. Coordination with the sustainable design goals will be key to ensure that the project sustainability goals are met.
- L. MONUMENT / SIGNAGE ENLARGEMENT PLAN - prepare an enlargement construction plan indicating materials, finishes, colors, and detail call-outs for the monument signage.
- M. SPECIFICATIONS - prepare 8 1/2" x 11", typed specifications in the CSI format which describe materials, finishes, and workmanship. Provide standard General and Special Conditions of CSI Section 1.
- N. QUALITY ASSURANCE / QUALITY CONTROL – The Project Team will follow CONSULTANT’s Quality Assurance Procedures as set forth in an approved QAP.
- O. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the final design drawings. This will be prepared with contractor’s input using historical costs.
- P. SUBMITTAL - submit technical specification and drawings to CITY for review at the 65% package. One round of revisions will be provided due to CITY comments.

OUTPUT: *Submittal of 65% Design Plans, Specifications and Estimates to CITY for Review.*

TASK 3.FD.3 REVIEW/APPROVAL OF 65% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT’s team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Comment / Response / Resolution matrix.*

AS #1 TASK 3.FD.3 REVISIONS AND CONSTRUCTABILITY REVIEW SUPPORT FOR DEPOT/SITE

To reduce costs and provide efficiency, the project design team recommends to combined the 95% submittal with the 100% submittal. Prior to issue for bid, the City’s CM team will perform a constructability review and the design team will provide responses. The project site developed in complexity during the 35 and 65% design phase. Client requested changes include:

- The project is divided into two major components, the site and La Patera all the way down to Hollister Ave. The site work was scoped and priced accordingly, but client requested changes in the North end of La Patera. This extended the project footprint and added to RailPros task to include work in the roadway area and consider the existing adjacent business.
- Originally the project was scoped as a building along with a parking lot. Client requested additional site development with two large courtyard areas on both side of the building. This added complexity to the project because, unlike a parking lot, these areas need to be no steeper than 2% for ADA and made the grading more challenging.
- Originally the project was scoped to remove all the on-site improvements. Client requested to keep a portion of the of the existing concrete parking area at the West end of the site which complicated the design because it introduces another constraint since we must match to it.
- The Low Impact Development design is more complex and covers a larger area, 10% as opposed to original 3%. The introduction of tree wells at the center of the parking right next to the bioswales complicated the grading.
- Location of the building very close to the LOSSAN ROW which makes grading the connection of

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the depot to the LOSSAN ROW more challenging.

In summary, changes to architectural site layout introduces changes to:

- engineering site plan layout
- site grading
- planter and bioswale locations
- curb-lines and parking stall locations
- catch pit locations and drainage details
- utility layout

RailPros' original budget assumed the only items to be addressed in the 65% design phase would be minimal and consists primarily of incorporating comments from the 65% design submission and constructability review. We have not received comments from a constructability review, or stakeholders, including the City, Fire Department and Public Utilities. These will need to be addressed during the 100% design phase. Additionally, any modifications to design as part of value engineering exercise at this stage will elicit a further round of comments to address.

TASK 3.FD.4 DRB REVIEW/APPROVAL OF 65% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform with CITY's vision as well as related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix.*

TASK 3.FD.5 FINALIZE 95% COMPLETE DESIGN FOR TRAIN DEPOT PACKAGE / SITE

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Revised 95% Complete Development Submittal for Train Depot Package.*

TASK 3.FD.6 DRB REVIEW/APPROVAL OF 95% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform with CITY's vision as well as related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix.*

TASK 3.FD.7 FINALIZE 100% COMPLETE DESIGN FOR DEPOT/SITE

CONSULTANT's Team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Revised 100% Complete Development Submittal for Train Depot Package.*

AMENDED AS#2 TASK 3.FD.7.1 FINALIZE 100% COMPLETE DESIGN FOR DEPOT/SITE

Added Mezzanine Level for hiding utilities and for concealing four large AC units. Design became more complex with design of plenum. Second level plans and additional detailing required for architectural, structural, mechanical, electrical, plumbing, and fire sprinkler layout. The building is publicly viewable from all sides. There were no adequate locations to hide AC units on the ground level without obstructing with

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facility functions and so the units were relocated to the mezzanine level. Further, as the design developed, it became evident that a mezzanine level would be desired to conceal numerous ductwork connections for supply and return air, hide electrical/smoke alarm/communication conduits and plumbing piping, as well as recessing lights, hiding light sources, and recessing fire sprinklers and associated piping.

OUTPUT: *Enhanced 100% Complete Development Submittal for Train Depot Package to include Mezzanine.*

AMENDED AS#2 TASK 3.FD.7.2 INCORPORATE ADDITIONAL NON-GENDERED RESTROOM

Added an additional restroom per City's request and reconfigured interior layout to accommodate post 100% complete drawings. Revised plans and detailing required for architectural, structural, mechanical, electrical, plumbing, and fire sprinkler layout. Reconfigured other restroom and janitors closet to accommodate.

OUTPUT: *Revised 100% Complete Development Submittal for Train Depot Package to include added restroom.*

AMENDED AS#2 TASK 3.FD.7.3 MISCELLANEOUS FACILITY ENHANCEMENTS

Coordinated additional enhancement, including concealing plumbing within structural steel systems, develop bid alternatives based upon fluctuating market conditions to allow options, and additional input from stakeholder groups such as Chumash tribe representatives, Amtrak representatives, and Bike Coalition representatives.

OUTPUT: *Revised 100% Complete Development Submittal for Train Depot Package to include*

TASK 3.FD.8 BID PACKAGING PREPARATION, QC, AND SUBMITTAL FOR TRAIN DEPOT BUILDING PACKAGE
CONSULTANT's Team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: *Revised Bid Package Submittal for Train Depot Package.*

TASK 3.FD.9 REVIEW/APPROVAL OF BID PACKAGE

CONSULTANT will document all team and stakeholder comments and requirements. This will ensure that upon completion of the DRB process all aspects of the design will conform with the CITY's vision and related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix*

TASK 3.FD.10 FINALIZE AND SUBMIT BID PACKAGE FOR TRAIN DEPOT PACKAGE

Submit technical specification and drawings to the CITY at the final (100%) bid package. The final PS&E construction documents will be suitable for bidding.

OUTPUT: *Submit Final Bid Package Submittal for Train Depot Package. Anticipated deliverables include:*

- Meeting Notes and Schedules
- Construction Document Submittals at 50%, 90% and Final Design (100%).
 - Demolition Plans
 - Construction Plans and Details
 - Irrigation Plans and Details
 - Grading and Utility Plans
 - Planting Plans and Details
 - Architectural Plans and Details

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- Structural Plans and Details
- Civil Plans and Typical Sections
- Structural Engineering Calculations
- Specifications
- SWPPP Documentation
- Opinion of Probable Costs
- Signage and Wayfinding Drawings
- Lighting and Electrical Plans and Details
- Mechanical and Plumbing Plans and Details
- Quality Control Documentation
- Structural/Electrical/Mechanical Engineering Calculations

SOUTH LA PATERA LANE INFRASTRUCTURE PACKAGE

TASK 3.FD.11 65% COMPLETE DESIGN CONSTRUCTION PLANS – ROADWAY PACKAGE

- A. DESIGN REFINEMENT - based upon the CITY's comments, perform revisions to the design.
- B. DEMOLITION PLANS – prepare final demolition coordination plans for site development.
- C. CIVIL GRADING AND UTILITY DESIGN - fire access requirements, utilities, grading and drainage plans, accessibility requirements, and curb ramps. A Water Quality Technical Report (WQTR) will be prepared to address post construction water quality.
- D. SITE CONSTRUCTION PLANS, DETAILS, AND TYPICAL SECTIONS - prepare construction plans indicating materials, finishes, colors, and detail call-outs in a schedule.
- E. PLANTING/IRRIGATION PLANS and DETAILS - prepare final labeled planting plans indicating plant varieties, size, quantity, and locations. Prepare planting details of planting elements. Prepare irrigation plans indicating sprinkler heads, drip systems, piping, valves, and controllers. Prepare irrigation details of irrigation elements.
- F. SPECIFICATIONS - prepare 8 1/2" x 11", typed specifications in the CSI format which describe materials, finishes, and workmanship. Provide standard General Conditions and Special Conditions of CSI Section 1.
- G. OPINION OF PROBABLE COSTS - prepare an opinion of probable construction costs based upon the final design drawings. This will be prepared with contractor's input using historical costs.
- H. QUALITY ASSURANCE / QUALITY CONTROL – The Project Team will follow CONSULTANT's Quality Assurance Procedures as set forth in an approved QAP. CONSULTANT Quality Assurance Manager and will be responsible for coordinating all services provided and activities performed by the team.
- I. SUBMITTAL - submit technical specification and drawings to CITY for review at the 65% package. One round of revisions will be provided due to CITY comments.

OUTPUT: *Submittal of 65% Design Plans, Specifications and Estimates to CITY for review.*

Anticipated Plan Set / preliminary list of plan sheets for this project.

Sheet Description

1	Title Sheet
2	Typical Cross-Sections and Pavement Details
3-5	Roadway Plan & Profile
6-9	Construction Details
10-14	Pavement Delineation & Signs
15-18	Planting Plans and Details (If determined to be included)
19-22	Irrigation Plans and Details (If determined to be included)

AS #1 - 3.FD.11 STREET LIGHTING FOR ROADWAY PACKAGE AND DESIGN REVISIONS

The City has requested street lighting be provided along La Patera Lane. The Civil Engineer shall locate and detail light pole fixtures. The Electrical Engineer will provide Power and Grounding Plans as well as coordinate with SCE for services. In addition, civil engineer requests additional services due to the following:

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- The overall contract term has been extended.
- Costs have increased without adjustment to billing rates. This past year we have seen a substantial increase in costs, specifically labor.
- There are many more meetings that originally scoped, and we anticipate that these meetings will be required for remainder of the project development.
- Multiple 65% design iterations and coordination with City of Santa Barbara and SoCal Gas.
- Separate La Patera into two phased packages.

OUTPUT: Submittal of 95% and 100% Design Plans, Specifications and Estimates to the City of Goleta for review.

TASK 3.FD.12 REVIEW/APPROVAL OF 65% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: Comment / Response / Resolution matrix

TASK 3.FD.13 FINALIZE 95% COMPLETE DESIGN FOR ROADWAY PACKAGE

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: Submittal of 95% Design Plans, Specifications and Estimates to the City of Goleta for review.

AMENDED AS#2 TASK 3.FD.13.1/2 REDESIGN 65% COMPLETE DESIGN FOR ROADWAY PACKAGE

CONSULTANT's Team prepared and submitted 65% Complete design on 1/10/2022. After several additional stakeholder meetings, Civil to revise the 65% design to address additional and new recommendations made by the Santa Barbara Bike Coalition (SB Bike). This change also impacts landscape design. These recommendations refocus (prioritize) bicycle and pedestrian modes of transportation to provide better and more accessible connections to the Goleta Train Depot, and important transportation hub for the City.

OUTPUT: Submittal of revised 65% Design Plans, Specifications and Estimates to the City of Goleta for review.

TASK 3.FD.14 REVIEW/APPROVAL OF 95% COMPLETE DESIGN CONSTRUCTION DWGS

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion that all aspects of the design will conform with the CITY's vision as well as related requirements and standards.

OUTPUT: Comment / Response / Resolution matrix

TASK 3.FD.15 FINALIZE 100% COMPLETE DESIGN FOR ROADWAY PACKAGE

CONSULTANT's team will prepare PS&E level construction documents. Each PS&E submittal will be submitted to CITY and select stakeholders for review and comments. Stakeholder review comments at each deliverable will be addressed with responses included with the subsequent deliverable.

OUTPUT: Submittal of 100% Design Plans, Specifications and Estimates to CITY for review.

TASK 3.FD.16 BID PACKAGING PREPARATION, QC, AND SUBMITTAL FOR ROADWAY PACKAGE

Submit technical specification and drawings to CITY at the final (100%) bid package.

OUTPUT: Submit Bid Package Submittal for Roadway Package

SCOPE OF WORK

TASK 3.FD.17 FINAL REVIEW/APPROVAL OF BID PACKAGE

CONSULTANT's team will document all team and stakeholder comments and requirements. This will ensure that upon completion that all aspects of the design will conform with CITY's vision as well as related requirements and standards.

OUTPUT: *Comment / Response / Resolution matrix*

TASK 3.FD.18 FINALIZE AND SUBMIT BID PACKAGE FOR ROADWAY PACKAGE

Submit technical specification and drawings to CITY at the final (100%) bid package. The final PS&E construction documents will be suitable for bidding.

AS #1 TASK 3.FD.19 – SUPPORT LEED SILVER OR GOLD CERTIFICATION

The project is seeking LEED v4 BD+C certification at the Silver level minimum, with a goal of Gold. The design team is requesting services from Brightworks to guide the LEED program tracking, documentation coordination, and application during the design phase of the project. While Anil Verma has already prepared a LEED scorecard and provided sustainability coordination meetings amongst the design team, Brightworks will take over during the beginning of the 100% Design phase. Scope of services include:

- **LEED PROGRAM AND KICKOFF** - Brightworks will review the project's current design documents relative to the LEED v4 rating system and the LEED Scorecard prepared by the design team. A focused LEED Kick-off meeting with the owner and essential members of the design and construction team to review and discuss the preliminary LEED Scorecard relative to the current design and the owner's interests and goals. This meeting will set a tone of collaborative to be carried out over the course of the project. For each and all of the prerequisites and targeted credit strategies, Brightworks will capture critical information about the design relative to LEED requirements, issues to resolved, action items and responsible team member firm(s). After the LEED Kick-off, an updated LEED Scorecard & Program Summary will be prepared.
- **DESIGN PHASE LEED INTEGRATION AND MANAGEMENT** - Brightworks will work with team members to provide guidance and direction on implementation of strategies to achieve LEED certification. Brightworks will actively track and coordinate team member responsibilities for analysis of sustainability strategies. Brightworks will also coordinate the development of LEED documentation to demonstrate rating system compliance. Brightworks will see that issues for discussion and resolution are documented and distributed to the project team on a regular basis in coordination with the project schedule. Brightworks will facilitate up to six (6) LEED Update Meetings during design phase in-person or virtually and participate in targeted, periodic design team meetings by teleconference to address LEED agenda coordination issues and delivery of final completed documentation.
- **RESEARCH, SUPPORT, AND COST ANALYSIS** - Investigating and evaluating alternative strategies that meet project goals and fulfill LEED requirements is critical to the success of a LEED project. Brightworks will manage the evaluation of LEED strategies, and assist the team in determining appropriate sustainability strategies are selected. Brightworks will conduct research and provide professional opinions on:
 - Opportunities for advantageous switches from LEEDv4 to v4.1 credit paths
 - Project precedence where similar LEED strategies have been employed
 - Compliance paths for LEED Innovation, Pilot and Exemplary Performance Credits
 - LEED credit interpretations based upon available GBCI data, Brightworks project experience, and formal Credit Interpretation Rulings (CIRs)
 - Green power and carbon offset quotes

SCOPE OF WORK

Brightworks will serve as the project representative in formal inquiries to the US Green Building Council to provide the project team with interpretations and updates on GBCI rulings.

- Brightworks will provide Division 1 Specifications to define the LEED process and contractor responsibilities for this project. These will include:
 - 018114 Sustainable Design Requirements
 - 017419 Construction Waste Management
 - 018119 Construction Indoor Air Quality Management

Brightworks will conduct LEED Specification and Drawings Reviews to confirm inclusion of the LEED requirements into the construction documents. Brightworks will work with the architects' specifications writers at desired points in the schedule to integrate the LEED submittal requirements for material-related performance. Reviews will occur at milestone deliverables including 65% design, 100% design, and one final backcheck.

- Brightworks will coordinate documentation efforts by the project team to submit a design phase review to GBCI at the completion of Permit Documents. Brightworks will assist with documentation completion for some credits, but we cannot document LEED prerequisites or credits requiring engineering calculations or confirmation of completion by a licensed expert. Brightworks will review all documentation prior to submitting for review, engaging in an internal peer review process to minimize the potential for rejection of submittals by GBCI. Once we have determined that the project documentation is complete, we will submit the project for LEED review and advise the project team on responses to comments returned by GBCI in the review process. Brightworks will make sure submittals are complete, consistent, and finished in a timely manner so that design phase credits can be awarded with three to six months of the completion of Permit Documents.

Project Assumptions:

- Energy model for compliance with LEED prerequisite Minimum Energy Performance and credit Optimize Energy Performance is performed by MEP firm or a third-party energy modeling consultant. Brightworks is not conducting energy modeling for LEED compliance or for Title 24 code compliance.
- Scope of services does not include construction-phase LEED services. Scope of services includes only tasks up to final review and approval of the design-phase LEED application and associated credits. Brightworks can provide a scope of services and fee proposal for construction-phase LEED certification management upon request.
- Design team to register the project in the LEED Online portal. Fees to USGBC shall be provided by the City either directly or as an ODC reimbursed to the design team.

The Design Team will support Brightview in attending up to three meetings and preparing one submission of drawing package for documentation relating to our Scope of Works in support of LEED application.

OUTPUT: *Submittal of 95% Design Plans, Specifications and Estimates to the City of Goleta for review.*

AMENDED AS #2 TASK 3.FD.19.1 LEED COORDINATION

Additional Allowance for Sustainability Sub-Consultant for LEED Credit Packaging and submission during design phase to GBCI's website.

OUTPUT: *LEED Submission to GBCI*

SCOPE OF WORK

AS #1 TASK 3.FD.20 – FIRE PROTECTION DESIGN DRAWINGS / SPRINKLER DESIGN

The Design Team shall develop Fire Protection sprinkler drawings, including floor plans, riser diagrams, details, and general notes. These drawings will identify the work to coordinate with the plumbing design drawings. Block diagrams will be represented in the floor plans with the required fire hazard hydraulic criteria. The consultant's sprinkler scope drawings are scope in nature, and the Sprinkler Contractor in combination with the contractor's Sprinkler Engineer of Record (EOR) shall prepare the detailed hydraulic calculations with pipe sizing and the sprinkler head placement. The Sprinkler Contractor (the installed Engineer-of-Record) is assumed to submit the Final Drawings to the all-necessary agencies and the insurance carrier for Final approval.

OUTPUT: *Submittal of 100% Design Plans, Specifications and Estimates to the City of Goleta for review.*

ROADWAY PACKAGE ASSUMPTIONS:

- A. *No permits are anticipated for Roadway Package. This is a CITY project. The roadway work is within the existing CITY right-of-way. The CITY's internal review process includes a review by Public Works.*
- B. *DRB meetings are anticipated to address: cross-section elements and widths (sidewalk, bike lanes, parking and travel lanes); parkway/planter options and street lighting.*
- C. *Utility relocations are not anticipated. The roadwork involves new curb, gutter and sidewalk. The existing utility poles and overhead lines are anticipated to be protected in place however coordination with the utility agency may be required to provide alternative supports. CONSULTANT team will identify utility-project conflicts, if they occur, and notify the project team and utility owner.*
- D. *While surface drainage is anticipated, below grade storm drain systems are not anticipated.*
- E. *Additional impervious area is less than the thresholds for engineer-prepared water pollution and erosion control plans. Design will incorporate pervious pavement, bio-retention areas or drywells, as recommended by the geotechnical engineer.*

OUTPUT: *Submit Final Bid Package Submittal for Roadway Package. Anticipated deliverables include:*

- Meeting Notes and Schedules
- Construction Document Submittals at 50%, 90% and Final Design (100%).
 - Demolition Plans
 - Construction Plans and Details
 - Irrigation Plans and Details
 - Civil Plans, Profiles, and Typical Sections
 - Grading and Utility Plans
 - Planting Plans and Details
 - Specifications
- Quality Control Documentation
- Opinion of Probable Costs
- Structural/Electrical Engineering Calculations

PHASE 3.P

PERMITS

Duration: 3 Months

Upon approval of the 100% complete design package by CITY and other public agencies, CONSULTANT shall prepare construction documents (plans and specifications) and submit them to CITY.

TASK 3.P.1A SECURE CITY PUBLIC WORKS APPROVAL FOR ROADWAY PACKAGE

The complete plan check submittal will be provided to the CITY's Public Works Department including the civil, utilities, irrigation, and landscaping. CONSULTANT team will receive plan check approvals from required CITY divisions and outside agencies as needed for construction building permits.

OUTPUT: *Approved Roadway Package*

SCOPE OF WORK

TASK 3.P.1B SECURE CITY DEVELOPMENT PERMIT FOR TRAIN DEPOT PACKAGE

The complete plan check submittal will be provided to CITY Building Department including the architectural, civil, mechanical, structural, electrical, plumbing, irrigation, and landscaping. CONSULTANT team will receive plan check approvals from required CITY divisions and outside agencies as needed for construction building permits.

OUTPUT: Approved Train Depot Package

SECURE OTHER PERMITS

TASK 3-P-2A SBCAPCD EXEMPTION

CONSULTANT's team will coordinate with the Santa Barbara County Air Pollution Control District (SBCAPCD) to file the appropriate permit or exemption for the Roadway Project and the Train Depot Project. It is anticipated that these projects will not include any stationary emission sources or emission-generating activities that would require a permit; therefore, for cost estimating purposes, CONSULTANT's team assumes that filing an exemption will be appropriate for each of these projects.

TASK 3-P-2 CONSTRUCTION GENERAL PERMIT COMPLIANCE

CONSULTANT's team will assist the CITY with filing the required documents for a Notice of Intent (NOI) on the SMARTS database for the Train Depot Project. CONSULTANT's team will prepare a site-specific Stormwater Pollution Prevention Plan (SWPPP) in compliance with the Construction General Permit 2009-0009-DWQ (as amended by Order No. 2010-0014-DWQ and Order No. 2012-0006-DWQ). SWPPP preparation will include conducting applicable research, review and calculations, and developing applicable appendices and attachments (e.g., phase specific sampling and monitoring plans, spill response plan, and Water Pollution Control Drawings). SWPPP will address the site-specific risk level assessment and develop a plan for inspection and compliance requirements. CONSULTANT's team will also prepare a Construction Site Monitoring Plan (CSMP) for each of the projects that will include the visual monitoring requirements and schedule to conduct SWPPP inspections necessary to comply with the Construction General Permit. The soil disturbance for the Roadway Package is intended to be less than 1 acre and so a Contractor prepared Water Pollution Control Plan is appropriate for construction. No specific engineer-prepared reporting is anticipated for the Roadway Package.

AMENDED AS#2 TASK 3-P-2.1 STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

CONSULTANT's team will prepare a site-specific Stormwater Pollution Prevention Plan (SWPPP) in compliance with the Construction General Permit. Additional information required by the state for projects starting construction after September of 2023 will be addressed.

AMENDED AS#2 TASK 3-P-2.2 MISCELLANEOUS GEOTECHNICAL SERVICES

Provide geotechnical review and comments of structural drawings. Backcheck and prepare memorandum of certification of structural drawings. Provide geotechnical site visit, inspection, review, and recommendations for treatment of concrete paving to be protected and remain.

OUTPUT: Geotechnical Certification. Memorandum of recommendations for existing concrete

TASK 3-P-3 CONSISTENCY DETERMINATION WITH SANTA BARBARA AIRPORT

CONSULTANT's team will review all applicable documents, including the Santa Barbara County Airport Land Use Compatibility Plan and Santa Barbara Airport Master Plan, to determine compatibility of the Roadway Project and the Train Depot Project with the Santa Barbara Airport. This task includes an analysis of all compatibility factors, including overflight, airspace protection, noise, and safety. CONSULTANT's team will prepare a brief memorandum for each project to discuss findings.

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TASK 3-P-4 BIOLOGICAL PERMITTING MEMORANDUM

CONSULTANT's team will investigate whether the Roadway Project and the Train Depot Project will require biological permits under federal and state statutes such as the Clean Water Act, Endangered Species Act, California Endangered Species Act, Porter-Cologne Water Quality Control Act, and California Fish and Game Code. CONSULTANT's team biologists are extremely familiar with the biological resources of CITY, and CONSULTANT believes that it is highly unlikely that either of the project sites has potential to support listed species or regulated aquatic resources. Under this task, CONSULTANT's team will prepare a memorandum for each project describing the biological regulatory context and substantiating why no federal or state biological permits are required. In the unlikely occurrence that a regulated biological resource is present on one of the sites, CONSULTANT's team will work with the CITY to address the resource in the most beneficial manner for the applicable project. If resources cannot be avoided and permits are needed, CONSULTANT will work with CITY and permitting agencies to ensure that permits are timely and reasonably conditioned. While permitting is not anticipated, they can be conducted under a separate authorization.

PHASE 4.A BID ASSISTANCE 5 Months

CONSULTANT's team will support CITY during bidding and continue all project controls and reporting as required. CONSULTANT will participate in stakeholder coordination as needed and manage all requests, information, and coordination with our subconsultants. Assistance is not currently part of the scope and excluded at this time.

TASK 1 PRE-BID MEETINGS – attend a pre-bid meeting coordinated by City staff.

TASK 2 BIDDING SUPPORT (Single Package) – consultant to provide necessary interpretations to bidding contractors and subcontractors. Issue addenda as required. (One Round of comments)

TASK 3 ADDENDA/REVISIONS - provide clarification, revisions, and addenda, as needed, to the Construction Documents.

TASK 4 REVIEW BIDS AND EVALUATE LOWEST RESPONSIBLE BIDDER - AVA will assist the City in analysis of the bids and assist the City in recommending the lowest responsible bidder.

OUTPUT: Pre-Bid Clarifications and Bid Addenda, Review Comments

PHASE 4.B DESIGN SUPPORT UNDER CONSTRUCTION (NIC – future services) 25 Months

CONSULTANT's team will support CITY and Construction Manager during construction and continue all project controls and reporting as required. CONSULTANT will attend the Pre-Construction Meeting at CITY, participate in stakeholder coordination as needed, and manage requests, information, and coordination with our subconsultants. CONSULTANT will work with CITY to prepare construction bulletins and will attend regular jobsite meetings and perform site observations of the construction. When requested in writing by CITY, CONSULTANT will review and respond to Requests for Information (RFIs), Change Requests (CR), Contractor progress payment requests, or Contract Change Orders (CCO). The project team will review shop drawings and submittals for the project, as requested by CITY. CONSULTANT's team will complete a final site walk, along with CITY Project Manager or Construction Inspector at substantial completion of construction. CONSULTANT will create a comprehensive list of items needed to be complete to meet all project permit requirements and design objectives.

OUTPUT: Bid Addenda, RFI / Submittal Responses, Field Reports, and Final punch list items to be completed.

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PHASE 4.C *RECORD DRAWINGS AND PROJECT CLOSEOUT (NIC – optional future services)*

Upon completion of the construction contract, CONSULTANT will prepare record drawings by updating the original project "as- advertised" plan sheets showing changes that occurred during construction. Record drawings will be prepared by transferring the updates from red-marked plans received from CITY and markups recorded by the project team during construction. The record drawings will be completed in the as-advertised project CADD AutoCAD files. "Record Drawing" cells will be included on each plan sheet and updates will be clouded to provide distinction from the original design.

OUTPUT:

- *One (1) 11"x17" set of record drawings for submittal to CITY for both the Train Depot Package and the Roadway Package.*
- *One set of final record drawings in PDF format.*
- *One set of record drawing CADD files in AutoCAD 2010 format.*

SCHEDULE 2 – ASSUMPTIONS AND OUT-OF-SCOPE ITEMS

The following are assumptions or expressly excluded from the scope of services "Schedule 1:"

- A. PACKAGING - the project is assumed to be designed as two separate packages, a single package for the Train Depot site and two packages for the Roadway (within right-of-way) utilizing CAD or Revit software.
- B. FEES - payment of any governmental fees, permits or assessments to be by others.
- C. CHANGES - CITY or outside agency changes in program, schedule, consultant team or redesign.
- D. OPTIONAL NEPA COMPLIANCE TASK - If the CITY also obtains federal funding, CONSULTANT team will prepare required NEPA compliance documentation for the project. Scope of work assumes preparation of a NEPA Categorical Exclusion (CE) supported by the following standalone technical studies: Stormwater Data Report, Water Quality Assessment Report, Air Quality Technical Memorandum, Greenhouse Gas/Climate Change Study, Noise Technical Study, Initial Site Assessment, Natural Environment Study, Archaeological Survey Report, Historical Resources Evaluation Report, Historic Property Survey Report, and Visual Impact Assessment Report.
- E. BORING TRAFFIC CONTROL - "No Parking" signs will be placed in areas of borings a minimum of 48 hours in advance. CONSULTANT requests that CITY provide towing services in the event that a vehicle is parked in the work area in addition to providing barricades. Due to the depth of the static groundwater level, we do not anticipate needing a drilling permit from the County of Santa Barbara.
- F. TENANT IMPROVEMENTS – not a part, will be negotiated if out of sequence.
- G. CONSTRUCTION-PHASE SERVICES: It is understood and agreed that the design process cannot be completed until the Project which is the subject of this Agreement is actually constructed. It is further understood and agreed that, if construction-phase services are provided for under this Agreement, such services are essential to the completion of the professional services for which CONSULTANT is being retained. CITY acknowledges that the premature termination of CONSULTANT's services prior to substantial completion of the Project will significantly increase the risk of loss resulting, among other causes, from misinterpretation of the intent of the design, unauthorized modifications, and failure to detect errors or omissions in the plans and specifications before they become costly mistakes built into the Project. Therefore, CITY agrees that, if the services to be provided by CONSULTANT under this Agreement do not include construction-phase services, or, if this Agreement is terminated prior to substantial completion of the Project, CITY will indemnify CONSULTANT and hold CONSULTANT harmless from and against any and all claims, demands, losses, costs, liabilities and damages, including, without limitation, reasonable attorneys' fees and expenses and excepting only those claims, demands, losses, costs, liabilities and damages arising out of the negligence of CONSULTANT.

SCOPE OF WORK

- H. PREPARATION OF AS-BUILT DRAWINGS - Not a part of these services. CONSULTANT shall review the Record Drawings prepared by the landscape contractor for completeness in accordance to the specs. Preparation of Record Drawings will be prepared under future services.
- I. SCHEDULE – Deliverable timelines set herein are based upon schedules set forth in the CITY’s RFP. CONSULTANT shall plan to follow milestones set herein but shall not be held responsible for schedule delays caused by stakeholders, construction delays, or other third-party impacts that are outside CONSULTANT’s control. Some adjustments have been indicated herein based upon delayed start date. Adjusted schedule to be developed.
- J. CONSULTANT’s team will apply sustainable principles at each scale of design to achieve critical resource reductions. CONSULTANT’s team will consider sustainable concepts and discuss with CITY on how each concept will contribute to the project’s sustainable goals. The team will meet the CITY’s requirement of meeting LEED Silver Standards for potential Certification. Certification documentation and submittal not included but can be provided as an optional service.
- K. In September 2013, the Governor’s Office signed Senate Bill 743 into law, starting a process that fundamentally changes the way transportation impact analysis is conducted under the California Environmental Quality Act. Within the State’s CEQA Guidelines, these changes include the elimination of auto delay, Level of Service (LOS), and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant traffic impacts. SB 743 identifies Vehicle Miles Traveled (VMT) as the most appropriate CEQA transportation metric, along with the elimination of Auto Delay/LOS for CEQA purposes statewide. The justification for this paradigm shift is that auto delay/LOS impacts lead to improvements that increase roadway capacity and therefore induce more traffic and greenhouse gas emissions. The California Governor’s Office of Planning and Research (OPR) has provided guidance to implement SB 743. Per OPR’s revisions to the CEQA guidelines, a lead agency may elect to be governed by the VMT guidelines immediately. However, beginning July 1, 2020, the VMT guidelines shall apply Statewide. To date, the City has not adopted a methodology or corresponding thresholds of significance for purposes of evaluating the potential traffic impacts of development projects based on VMT. Accordingly, this proposal assumes the analysis of project-related traffic impacts will be prepared based on the City’s current LOS-based methodology and thresholds of significance.

SCOPE OF WORK

PROPOSAL
PROFESSIONAL DESIGN SERVICES FOR THE
GOLETA TRAIN DEPOT PROJECT, CITY OF GOLETA, CA

~~May 22, 2019~~~~May 15, 2022~~**AMENDED****May 25, 2023****SCHEDULE 3 - FEES**

Fees are budget amounts estimated for the services described. The work will be provided on a task basis with an agreed hourly allowance amount for each task appropriate to a detailed scope prepared at that time. Contract and payment terms according to mutual agreement.

TIME AND MATERIALS FEE ESTIMATE

PHASE 1.PM	PROJECT MANAGEMENT PHASE 1	\$72,059.00
AS#1 PHASE 1.PM	(RailPros) \$10,806.00	
PHASE 1.PD	PRELIMINARY DESIGN	\$281,150.00
PHASE 1.PE	PRELIMINARY ENVIRONMENTAL / TECHNICAL STUDIES	\$96,938.00
AS #2 AMENDED PHASE 1.PE.4G	FINAL DESIGN (ROADWAY PACKAGE-TRAFFIC ENGR)	\$2,086.00
PHASE 2.PM	PROJECT MANAGEMENT PHASE 2	\$91,890.00
PHASE 2.PD	PRELIMINARY DESIGN (35% TRAIN DEPOT PACKAGE)	\$429,387.00
AMENDED PHASE 2.PD	PRELIMINARY DESIGN (35% TRAIN DEPOT PACKAGE)	\$86,938.00
PHASE 2.PD	PRELIMINARY DESIGN (35% ROADWAY PACKAGE)	\$47,276.00
PHASE 2.E	ENVIRONMENTAL DOCUMENTATION	\$138,031.00
PHASE 3.PM	PROJECT MANAGEMENT PHASE 3	\$139,708.00
AS #1 PHASE 3.PM	PROJECT MANAGEMENT PHASE 3	\$10,000.00
AS #2 AMENDED PHASE 3.PM	PROJECT MANAGEMENT PHASE 3	\$15,500.00
PHASE 3.FD	FINAL DESIGN (65%, 95%, 100% TRAIN DEPOT PACKAGE)	\$783,173.00
AS #1 PHASE 3.	FD FINAL DESIGN (65%, 95%, 100% TD PACKAGE)	\$86,151.00
AS #1 PHASE 3.FD.19	LEED CERTIFICATION (TRAIN DEPOT PACKAGE)	\$56,836.00
AS #2 AMENDED PHASE 3.FD.19.1	TRAIN DEPOT PACKAGE-LEED CONSULTANT	\$5,000.00
AS #1 PHASE 3.FD	FIRE PROTECTION DESIGN (TRAIN DEPOT PACKAGE)	\$32,331.00
PHASE 3.PD	FINAL DESIGN (65%, 95%, 100% ROADWAY PACKAGE)	\$137,420.00
AS #2 AMENDED PHASE 3.FD.13.1	FINAL DESIGN (ROADWAY PACKAGE-CIVIL)	\$45,000.00
AS #1 PHASE 3.PD	LIGHTING FOR ROADWAY PACKAGE AND REVISIONS	\$34,650.00
AS #2 AMENDED PHASE 3.FD.7.1	FINAL DESIGN (100% TRAIN DEPOT PACKAGE-MEZZANINE)	\$48,000.00
AS #2 AMENDED PHASE 3.FD.7.2	FINAL DESIGN (100% TRAIN DEPOT PACKAGE-RESTROOM)	\$38,000.00
AS #2 AMENDED PHASE 3.FD.7.3	FINAL DESIGN (100% TRAIN DEPOT PACKAGE-MISC.)	\$49,000.00
PHASE 3.P	PERMITS	\$45,006.00
AS #2 AMENDED PHASE 3.P.2.1	SWPPP (TRAIN DEPOT PACKAGE-GEOTECHNICAL ENGR)	\$4,500.00
AS #2 AMENDED PHASE 3.P.2.2	MISCELLANEOUS GEOTECHNICAL SERVICES	\$3,000.00
PHASE 4A	BID ASSISTANCE	\$61,245.00
	ESTIMATED FEE	<u>\$2,262,038.00</u>
	AS #1 ESTIMATED FEE	<u>\$378,957.00</u>
	AS #2 ESTIMATED FEE	<u>\$215,586.00</u>
	AMENDED ESTIMATED TOTAL FEE	<u>\$2,856,581.00</u>
STAGE 4B	DESIGN SUPPORT UNDER CONSTRUCTION	NIC / TBD
STAGE 4C	RECORD DRAWINGS AND PROJECT CLOSEOUT	NIC / TBD

ODCs / REIMBURSABLE EXPENSES:

Reproductions, CADD plots, mileage, travel costs, shipping expenses are in addition to the fee amount at cost plus 10% or directly charged Client account.

REIMBURSABLE ALLOWANCE**\$95,492.00**

Amended Scope July 25, 2023 based upon Refined Scope of Services May 22, 2019 and May 15, 2022

City of Goleta

SCOPE OF WORK

ADDITIONAL ODCs / REIMBURSABLE EXPENSES:

PHASE 3.FD.7.3	LEED REGISTRATION (TO GBCI)	\$3,800.00
PHASE 3.FD.13.3	FIRE DEPARTMENT PERMITTING FEE (TO SB FIRE)	\$536.00
AS #2 AMENDED REIMBURSABLE ALLOWANCE		<u>\$4,336.00</u>

TOTAL NOT-TO-EXCEED AMOUNT**\$2,736,487.00 \$2,956,409.00**

Sincerely,

Anil Verma Associates, Inc.By: Anil Verma, FAIA, PresidentBy: Nandini Verma, SecretaryDate: 07/25/2023Date: 07/25/2023

NOTE: Refer to attached hourly task matrix breakdown for billing rates and reimbursable breakdown. Costs are broken down by task and by consultant / discipline. Markup of 10% has been applied to sub-consultants for Civil Engineering, Survey Environmental, Hydrology, Traffic, Geotechnical Engineering, and Support for Structural Engineering. AVA, as prime, has Architecture, Landscape Architecture, Structural Engineering, Plumbing, Mechanical, and Estimators in house.

2019-042.3

**AMENDMENT NO. 3
TO A PROFESSIONAL DESIGN SERVICES AGREEMENT
BETWEEN THE CITY OF GOLETA
AND
ANIL VERMA ASSOCIATES, INC.**

This Amendment No. 3 to the Professional Design Services Agreement by and between the **City of Goleta** (“City”) and **Anil Verma Associates, Inc.** (“Consultant”) dated June 4, 2019 (“Agreement,” Agreement No. 2019-042) is made on this 28 day of June, 2024.

SECTION A. RECITALS

1. This Agreement is for professional design services for the Goleta Train Depot project and was authorized on June 4, 2019; and
2. This Agreement between City and Consultant was amended on June 7, 2022, and on August 15, 2023, to extend the termination of the Agreement, expand the scope of work, and increase the total compensation amount (Amendment Nos. 1 and 2); and
3. The Agreement currently provides in Section 6 for the termination of the Agreement on June 30, 2024; and
4. The parties desire to amend the Agreement so as to extend the term of the Agreement to September 30, 2024; and
5. The City Manager approved this Amendment No. 3 on this 26 day of June, 2024.

SECTION B. AMENDED TERMS

Now therefore City and Consultant agree as follows that the Agreement be, and hereby is, amended as follows:

1. **Section 6. TERM, PROGRESS AND COMPLETION** of the Agreement is amended to extend the term for an additional 3 months to read in its entirety:

The term of this Agreement is from the date first written above to September 30, 2024, unless term of this Agreement is extended or the Agreement is terminated as provided for herein.

CONSULTANT shall not commence work on the services to be performed until (i) CONSULTANT furnishes proof of insurance as required by paragraph 10

below, and (ii) CITY gives written authorization to proceed with the work provided by CITY'S Project Manager. All services shall be completed within the term of this Agreement following the notice to proceed.

- 2. Except as otherwise specifically provided herein, all other provisions of the Agreement shall remain in full force and effect.

In concurrence and witness whereof, this Amendment No. 3 has been executed by the parties effective on the date and year first above written.

CITY OF GOLETA

DocuSigned by:
Robert Nisbet
1AE8ACAD159E4D7...

Robert Nisbet, City Manager

CONSULTANT

DocuSigned by:
Anil Verma
284CCA32510A4CA...

Anil Verma, FAIA, President

ATTEST

DocuSigned by:
Deborah Lopez
A3E09E3473CA47E...

Deborah S. Lopez, City Clerk

DocuSigned by:
Nandini Verma
74B66800E1CD4B3...

Nandini Verma, Secretary

APPROVED AS TO FORM
MEGAN GARIBALDI, CITY ATTORNEY

DocuSigned by:
Scott Shapses
4218AF313C014E2...

Scott Shapses, Deputy City Attorney

ATTACHMENT 3

Public Works Construction Contract with Quincon Inc.

SECTION 00 52 13 – CONTRACT

**PUBLIC WORKS CONTRACT
BETWEEN THE CITY OF GOLETA
AND
QUINCON, INC.**

This Public Works Contract (herein referred to as “CONTRACT”) is made and entered into by and between the CITY OF GOLETA, a municipal corporation (herein referred to as "CITY"), and Quincon, Inc., a California Corporation (hereinafter referred to as “CONTRACTOR”).

SECTION A. RECITALS

1. Pursuant to the Notice Inviting Sealed Bids for the Goleta Train Depot Project, bids were received, publicly opened, and declared on the date specified in the notice.
2. On _____, Goleta’s City Council declared CONTRACTOR to be the lowest responsible bidder and accepted the bid of CONTRACTOR and the City Council/City Manager/Department Director and Purchasing Officer, approved this CONTRACT and authorized the City Manager to execute the CONTRACT with CONTRACTOR for furnishing labor, equipment and material for the Goleta Train Depot Project in the City of Goleta.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants herein contained, it is agreed:

SECTION B. TERMS

1. **GENERAL SCOPE OF WORK: CITY agrees to engage CONTRACTOR and CONTRACTOR** agrees to furnish all necessary labor, tools, materials, appliances, and equipment for and do the work for the Goleta Train Depot Project in the City of Goleta. The work shall be performed in accordance with the Plans and Specifications (and as generally described in the “Notice Inviting Sealed Bids,” attached as Exhibit A) and in accordance with bid prices set forth in CONTRACTOR’S Bid Proposal (attached as Exhibit B) and in accordance with the instructions of the City Engineer, or City’s Manager’s designee.
2. **INCORPORATED DOCUMENTS TO BE CONSIDERED COMPLEMENTARY:** The contract documents for the aforesaid project, a complete set of which is on file with the Goleta City Clerk’s Office, shall consist of the Notice Inviting Bids, Instructions to Bidders, Bid Proposal, Standard Specifications, Special Provisions, and all referenced specifications, details, standard drawings, and appendices; together with this CONTRACT and all required bonds, insurance certificates, permits, notices and affidavits; and also, including any and all addenda or supplemental agreements clarifying, amending, or extending the work contemplated as may be required to insure its completion in an acceptable manner. All of the provisions of said contract documents are made a part hereof as though fully set forth herein. This contract is intended to require a complete and finished piece of work and anything necessary to complete the work properly and in accordance with the law and lawful governmental regulations shall be performed

by CONTRACTOR whether set out specifically in the contract or not. Should it be ascertained that any inconsistency exists between the aforesaid documents and this written CONTRACT, the provisions of this CONTRACT, and the Standard Specifications, in that order, shall control. Collectively, these contract documents constitute the complete CONTRACT between CITY and CONTRACTOR and supersede any previous agreements or understandings.

3. **COMPENSATION:** CONTRACTOR agrees to receive and accept the prices set forth in its Bid Proposal as full compensation for furnishing all materials, performing all work, and fulfilling all obligations hereunder. Said compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of the work during its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner and time specified in the aforesaid contract documents; and also including those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risks of any description connected with the work.
4. **LIQUIDATED DAMAGES:** In the event CONTRACTOR does not complete the work within the time specified, CONTRACTOR agrees that CITY will suffer damages. Inasmuch as the actual damages which would result from such breach by CONTRACTOR under this Agreement are uncertain, and would be impractical or extremely difficult to fix, CONTRACTOR agrees that it shall pay, or CITY shall deduct from CONTRACTOR's fee, the amount of \$3,000.00 per day as liquidated damages, in the event of such delay.
5. **TIME OF PERFORMANCE:** CONTRACTOR agrees to complete the work within the timeframe specified in the Contract Documents from the date of the notice to proceed. By signing this CONTRACT, CONTRACTOR represents to CITY that the contract time is reasonable for completion of the work and that CONTRACTOR will complete such work within the contract time.
6. **PREVAILING WAGES:** Pursuant to Labor Code Sections §§1720 et seq., including but not limited to sections 1771, 1774 and 1775, and as specified in Title 8, California Code of Regulations, Section 16000 et seq., CONTRACTOR must pay its workers prevailing wages. It is CONTRACTOR's responsibility to interpret and implement any prevailing wage requirements and CONTRACTOR agrees to pay any penalty or civil damages resulting from a violation of the prevailing wage laws.

The CONTRACTOR must post a copy of the prevailing rate of per diem wages at the job site. Pursuant to California Labor Code Section 1773, the City has ascertained the General Prevailing Rate of Wages in the County in which the work is to be done to be as determined by the Director of Industrial Relations of the State of California. The CONTRACTOR is hereby made aware that information regarding prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <https://www.dir.ca.gov/OPRL/2022-2/PWD/Southern.html> The CONTRACTOR is required to post a copy of the applicable wage rates at the job site.

CITY directs CONTRACTOR's attention to Labor Code Sections 1777.5, 1777.6 and 3098 concerning the employment of apprentices by CONTRACTOR or any subcontractor.

Labor Code Section 1777.5 requires CONTRACTOR or subcontractor employing tradesmen in any apprenticeship occupation to apply to the joint apprenticeship committee nearest the site of the public works project and which administers the apprenticeship program in that trade for a certificate of approval. The certificate must also fix the ratio of apprentices to journeymen that will be used in the performance of the contract. The ratio of apprentices to journeymen in such cases will not be less than one to five except:

When employment in the area of coverage by the joint apprenticeship committee has exceeded an average of 15 percent in the 90 days before the request for certificate, or

When the number of apprentices in training in the area exceeds a ratio of one to five, or

When the trade can show that it is replacing at least 1/30 of its membership through apprenticeship training on an annual basis statewide or locally, or

When assignment of an apprentice to any work performed under a public works contract would create a condition that would jeopardize his or her life or the life, safety, or property of fellow employees or the public at large, or the specific task to which the apprentice is to be assigned is of a nature that training cannot be provided by a journeyman.

Pursuant to Labor Code § 1776, CONTRACTOR shall comply with all Department of Industrial Relations registration requirements.

CONTRACTOR is required to make contributions to funds established for the administration of apprenticeship programs if CONTRACTOR employs registered apprentices or journeymen in any apprentice able trade on such contracts and if other contractors on the public works site are making such contributions.

CONTRACTOR and any subcontractor must comply with Labor Code Sections 1777.5 and 1777.6 in the employment of apprentices.

Information relative to apprenticeship standards, wage schedules and other requirements may be obtained from the Director of Industrial Relations (DIR), ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

CONTRACTOR and its subcontractors must keep an accurate certified payroll records showing the name, occupation, and the actual per diem wages paid to each worker employed in connection with this CONTRACT. The record will be kept open at all reasonable hours to the

inspection of the body awarding the contract and to the Division of Labor Law Enforcement. If requested by CITY, CONTRACTOR must provide copies of the records at its cost.

7. **LEGAL HOURS OF WORK:** CONTRACTOR agrees to comply with the provisions of California Labor Code Section 1813 concerning penalties for workers who work excess hours. Except as provided by Labor Code Section 1815, the CONTRACTOR shall, as a penalty to the CITY, forfeit twenty five dollars (\$25) for each worker employed in the execution of the Contract by the CONTRACTOR or by any Subcontractor for each calendar day during which such worker is required or permitted to work more than 8 hours in any one calendar day and 40 hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 (commencing at Section 1810) of the California Labor Code.
8. **TRAVEL AND SUBSISTENCE PAY:** CONTRACTOR agrees to pay travel and subsistence pay to each worker needed to execute the work required by this CONTRACT as such travel and subsistence payments are defined in the applicable collective bargaining agreements filed in accordance with Labor Code Section 1773.8.
9. **CONTRACTOR'S LIABILITY:** The CITY and its officers, agents and employees ("Indemnitees") shall not be answerable or accountable in any manner for any loss or damage that may happen to the work or any part thereof, or for any of the materials or other things used or employed in performing the work; or for injury or damage to any person or persons, either workers or employees of CONTRACTOR, of its subcontractors or the public, or for damage to adjoining or other property from any cause whatsoever arising out of or in connection with the performance of the work. CONTRACTOR shall be responsible for any damage or injury to any person or property resulting from defects or obstructions or from any cause whatsoever.

CONTRACTOR will indemnify Indemnitees against and will hold and save Indemnitees harmless from any and all actions, claims, damages to persons or property, penalties, obligations or liabilities that may be asserted or claimed by any person, firm, entity, corporation, political subdivision, or other organization arising out of or in connection with the work, operation, or activities of CONTRACTOR, its agents, employees, subcontractors or invitees provided for herein, whether or not there is concurrent passive negligence on the part of CITY. In connection therewith:

- a. CONTRACTOR will defend any action or actions filed in connection with any such claims, damages, penalties, obligations or liabilities and will pay all costs and expenses, including attorneys' fees, expert fees and costs incurred in connection therewith.
- b. CONTRACTOR will promptly pay any judgment rendered against CONTRACTOR or Indemnitees covering such claims, damages, penalties, obligations and liabilities arising out of or in connection with such work, operations or activities of CONTRACTOR hereunder, and CONTRACTOR agrees to save and hold the Indemnitees harmless therefrom.

- c. In the event Indemnitees are made a party to any action or proceeding filed or prosecuted against CONTRACTOR for damages or other claims arising out of or in connection with the work, operation or activities hereunder, CONTRACTOR agrees to pay to Indemnitees and any all costs and expenses incurred by Indemnitees in such action or proceeding together with reasonable attorneys' fees.

CONTRACTOR'S obligations under this section apply regardless of whether or not such claim, charge, damage, demand, action, proceeding, loss, stop notice, cost, expense, judgment, civil fine or penalty, or liability was caused in part or contributed to by an Indemnitee. However, without affecting the rights of CITY under any provision of this CONTRACT, Contractor shall not be required to indemnify and hold harmless CITY for liability attributable to the active negligence of CITY, provided such active negligence is determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where CITY is shown to have been actively negligent and where CITY active negligence accounts for only a percentage of the liability involved, the obligation of Contractor will be for that entire portion or percentage of liability not attributable to the active negligence of City.

So much of the money due to CONTRACTOR under and by virtue of the contract as shall be considered necessary by CITY may be retained by CITY until disposition has been made of such actions or claims for damages as aforesaid.

It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California. This indemnity provision shall survive the termination of the CONTRACT and is in addition to any other rights or remedies which Indemnitees may have under the law.

This indemnity is effective without reference to the existence or applicability of any insurance coverage which may have been required under this CONTRACT or any additional insured endorsements which may extend to Indemnitees.

CONTRACTOR, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to activities or operations performed by or on behalf of the CONTRACTOR regardless of any prior, concurrent, or subsequent passive negligence by the Indemnitees.

10. THIRD PARTY CLAIMS: In accordance with Public Contracts Code Section 9201, CITY will promptly inform CONTRACTOR regarding third-party claims against CONTRACTOR, but in no event later than ten (10) business days after CITY receives such claims. Such notification will be in writing and forwarded in accordance with the "Notice" section of this CONTRACT. As more specifically detailed in the contract documents, CONTRACTOR agrees to indemnify and defend the City against any third-party claim.

11. WORKERS COMPENSATION: In accordance with California Labor Code Sections 1860 and 3700, CONTRACTOR and each of its subcontractors will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, CONTRACTOR, by signing this contract, certifies as follows: "I am aware of the

provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.”

12. **INSURANCE**: With respect to performance of work under this CONTRACT, CONTRACTOR shall maintain and shall require all of its subcontractors to maintain insurance as required in the Standard Specifications.
13. **ASSIGNMENT**: This CONTRACT is not assignable nor the performance of either party's duties delegable without the prior written consent of the other party. Any attempted or purported assignment or delegation of any of the rights of obligations of either party without the prior written consent of the other shall be void and of no force and effect.
14. **INDEPENDENT CONTRACTOR**: CONTRACTOR is and shall at all times remain as to the CITY, a wholly independent contractor. Neither the CITY nor any of its agents shall have control of the conduct of CONTRACTOR or any of CONTRACTOR'S employees, except as herein set forth. CONTRACTOR shall not at any time or in any manner represent that it or any of its agents or employees are in any manner agents or employees of CITY.
15. **TAXES**: CONTRACTOR is responsible for paying all retail sales and use, transportation, export, import, special or other taxes and duties applicable to, and assessable against any work, materials, equipment, services, processes and operations incidental to or involved in this contract. CONTRACTOR is responsible for ascertaining and arranging to pay them. The prices established in the contract shall include compensation for any taxes CONTRACTOR is required to pay by laws and regulations in effect at the bid opening date.
16. **LICENSES**: CONTRACTOR represents and warrants to CITY that it has all licenses, permits, qualifications, insurance, and approvals of whatsoever nature which are legally required of CONTRACTOR to practice its profession. CONTRACTOR represents and warrants to CITY that CONTRACTOR shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this CONTRACT any licenses, permits, insurance, and approvals which are legally required of CONTRACTOR to practice its profession. CONTRACTOR shall maintain a City of Goleta business license, if required under CITY ordinance.
17. **RECORDS**: CONTRACTOR shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to this CONTRACT and such other records as may be deemed necessary by CITY or any authorized representative, and will be retained for three years after the expiration of this CONTRACT. All such records shall be made available for inspection or audit by CITY at any time during regular business hours.
18. **SEVERABILITY**: If any portion of these contract documents are declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion will be deemed modified

to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion and the balance of this CONTRACT will continue in full force and effect provided that it does not frustrate the mutual intent of the parties herein.

- 19. WHOLE AGREEMENT:** This CONTRACT supersedes any and all other agreements either oral or written, between the parties and contains all of the covenants and agreements between the parties pertaining to the work of improvements described herein. Each party to this contract acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that any other agreement, statements or promise not contained in this contract shall not be valid or binding. Any modifications of this contract will be effective only if signed by the party to be charged.
- 20. AUTHORITY:** CONTRACTOR affirms that the signatures, titles, and seals set forth hereinafter in execution of this CONTRACT represent all individuals, firm members, partners, joint ventures, and/or corporate officers having a principal interest herein. Each party warrants that the individuals who have signed this CONTRACT have the legal power, right, and authority to make this CONTRACT and to bind each respective party. This CONTRACT may be modified by written amendment. CITY's City Manager may execute any such amendment on CITY's behalf.
- 21. NOTICES:** All notices permitted or required under this CONTRACT shall be in writing, and shall be deemed made when delivered to the applicable party's representative as provided in this CONTRACT. Additionally, such notices may be given to the respective parties at the following addresses, or at such other addresses as the parties may provide in writing for this purpose.

Such notices shall be deemed made when personally delivered or when mailed forty-eight (48) hours after deposit in the U.S. mail, first-class postage prepaid, and addressed to the party at its applicable address. Courtesy copies of notices may be sent via electronic mail, provided that the original notice is deposited in the U.S. mail or personally delivered as specified in this Section.

CITY OF GOLETA
130 Cremona Drive, Suite B
Goleta, CA 93117
Attn: City Manager

CONTRACTOR

Quincon, Inc.
P.O. Box 1029
Grover Beach, CA 93483
Attn: Jose Quintana, President

Non-Waiver. CITY's failure to respond to a claim from CONTRACTOR within the time periods described in this Section or to otherwise meet the time requirements of this Section shall result in the claim being deemed rejected in its entirety. CITY's failure to respond shall not waive CITY's rights to any subsequent procedures for the resolution of disputed claims.

22. **NON-DISCRIMINATION:** No discrimination shall be made in the employment of persons in the work contemplated by this CONTRACT because of race, religion, color, medical condition, sex, sexual orientation, national origin, political affiliation or opinion, or pregnancy or pregnancy-related condition. A violation of this section exposes CONTRACTOR to the penalties provided for in Labor Code Section 1735.

23. **NO THIRD-PARTY BENEFICIARY:** This CONTRACT and every provision herein is for the exclusive benefit of CONTRACTOR and CITY and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of the CONTRACTOR's or the CITY's obligations under this Contract.

24. **TIME IS OF ESSENCE:** Time is of the essence for each and every provision of the Contract Documents.

25. **ACCEPTANCE OF FACSIMILE OR ELECTRONIC SIGNATURES:** The Parties agree that this CONTRACT, agreements ancillary to this CONTRACT, and related documents to be entered into in connection with this CONTRACT will be considered signed when the signature of a party is delivered by facsimile transmission or scanned and delivered via electronic mail. Such facsimile or electronic mail copies will be treated in all respects as having the same effect as an original signature.

26. **GOVERNING LAW:** This CONTRACT shall be governed by the laws of the State of California, and exclusive venue for any action involving this CONTRACT will be in Santa Barbara County.



27. **FEDERAL REQUIREMENTS**

~~FEMA financial assistance will be used to fund all or a portion of this contract. The Contractor shall comply with all federal requirements including, but not limited to, the following:~~

- ~~1. 2 C.F.R. Part 200 — Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which is expressly incorporated herein by reference.~~
- ~~2. Federal Contract Provisions attached hereto as Exhibit C and incorporated herein by reference.~~

~~Subcontracts, if any, shall contain a provision making them subject to all of the provisions stipulated in the contract, including but not limited to, 2 C.F.R. Part 200 and the Federal Contract Provisions.~~

~~With respect to any conflict between such federal requirements and the terms of this contract and/or the provisions of state law and except as otherwise required under federal law or regulation, the more stringent requirement shall control.~~

IN WITNESS WHEREOF, the parties hereto have executed this CONTRACT with all the formalities required by law on the respective dates set forth opposite their signatures.

This CONTRACT is executed on this _____ day of _____, at Goleta, California, and effective as of _____, 20____.

CITY OF GOLETA:

Robert Nisbet, City Manager

ATTEST:

Deborah Lopez, City Clerk

APPROVED AS TO FORM:
MEGAN GARIBALDI, CITY ATTORNEY

DocuSigned by:
Winnie Cai

A1BF8F896161496...
Winnie Cai, Assistant City Attorney

CONTRACTOR (Quincon, Inc.):

DocuSigned by:
Jose Quintana

CEDFE4FAD36D42F...
Jose Quintana, President

888545
State of California License No.

1000024658
Department of Industrial Relations Registration No.

(805) 574-1660
Business Phone No.

CONTRACTOR'S Emergency Phone No. at which contractor can be reached at any time:

Jose Quintana, President, (805) 305-1150
Name, Title

Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

On _____, 20____, before me, _____, Notary Public, personally
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")
appeared _____, who proved to me on the basis of satisfactory
Name(s) of Signer(s)

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- Individual
- Corporate Officer

	Title(s)	Title or Type of Document
<input type="checkbox"/> Partner(s)	<input type="checkbox"/> Limited <input type="checkbox"/> General	_____
<input type="checkbox"/> Attorney-In-Fact		Number of Pages
<input type="checkbox"/> Trustee(s)		_____
<input type="checkbox"/> Guardian/Conservator		Date of Document
<input type="checkbox"/> Other:		

Signer is representing:
Name Of Person(s) Or Entity(ies)

Signer(s) Other Than Named Above

NOTE: This acknowledgment is to be completed for Contractor/Principal

Exhibit A

Notice Inviting Sealed Bids



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

SECTION 00 11 16

**NOTICE TO CONTRACTORS
INVITING SEALED BIDS
FOR THE
GOLETA TRAIN DEPOT PROJECT NO. 9079**

PUBLIC NOTICE IS HEREBY GIVEN that the City of Goleta (“CITY”), invites sealed bids for the above stated project and will receive such bids via electronic transmission on the City of Goleta PlanetBids portal site until 2:00 PM, May 16, 2024, and will be publicly opened and posted promptly thereafter. Copies of the Contract Documents may be obtained from the Planet Bids Website: <https://pbsystem.planetbids.com>.

The work includes all labor, material, supervision, and equipment necessary to construct and deliver a finished GOLETA TRAIN DEPOT PROJECT NO. 9079. Work includes construction of the Goleta Train Depot building and associated site work (parking, landscaping and access) as well as pedestrian and bicycle improvements along South La Patera Lane from Hollister Avenue to the train depot. The contract period is Six-Hundred Eight (608) calendar days to Final Completion.

Project Cost

The estimated cost of Project construction is approximately \$16.5M (including all Add Alternates). The Basis of Award will be determined on the Base Bid Construction Price not including Alternate Bid Items.

Project Duration

The successful contractor (after receipt of Notice to Proceed) shall have 608 calendar days to complete all work called for under the Contract Documents.

The Project location

Project Location is at 27 South La Patera Lane, Goleta Ca 93117.

Project Description

Construction of a new full-service multi-modal train station facilities next to the existing Amtrak platform at 27 South La Patera Lane. The Goleta Train Depot building will be approximately 9,000 square feet. It will include a lobby, e-ticketing area, waiting room, café, community meeting room, restrooms, bike storage lockers, and outdoor plaza spaces. The project site is approximately 2.5 acres, is relatively flat, and rectangular. The site is currently developed with a 39,800 square-foot warehouse structure, with an associated parking lot, outdoor storage area, and vehicle yard proposed to be removed as part of this project. In addition, South La Patera Lane is being re-configured to accommodate improvements such as continuous bike lanes, sidewalks, street lights, and landscaped parkways.

Bid Submittal Instructions

Bidders must be registered on the City of Goleta’s PlanetBids portal in order to receive addendum notifications and to submit a bid. Go to PlanetBids for bid results and awards. It is the responsibility of the bidder to submit the bid with sufficient time to be received by PlanetBids prior to the bid opening



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

date and time. Allow time for technical difficulties, uploading, and unexpected delays. Late or incomplete bids will not be accepted. All communications related to this project shall be conducted through PlanetBids. Questions about alleged patent ambiguity of the plans, specifications, or estimate must be asked before bid opening. After bid opening, the CITY does not consider these questions as bid protests. All bids must be submitted electronically through PlanetBids on or before 2:00 PM (PST) May 16, 2024.

Virtual Bid Opening

Bid opening will through a ZOOM meeting at 2:30 PM on May 16, 2024. The ZOOM link is <https://us06web.zoom.us/j/86833177412?pwd=TjWRSHWQI7a1mlQOeOWclV4E7ZDH08O.1>.

Bidders may call in to listen live to the Bid Opening by dialing 1 669 444 9171 and then entering the following when prompted:

Webinar ID: 868 3317 7412

Webinar Passcode: 996412

Questions and Communications

All questions must be submitted electronically through PlanetBids. The deadline for receipt of questions is May 2, 2024, 2:00 PM

Mandatory Pre-Bid Meeting

A mandatory pre-bid meetings will be held on Monday, April 17, 2024, at 10:00 AM and on April 24, 2024 at 10:00 AM at the Project Site (27 South La Patera Lane, Goleta, CA 93117). Interested bidders are required to attend at least one of these pre-bid meetings and will be held responsible for all information presented. It is required that the Bidders have fully inspected the Project site in all particulars and become thoroughly familiar with the terms and conditions of the Bid Plans and Special Provisions and local conditions affecting the performance and costs of the Work prior to bidding and it is recommended that this be done prior to attending this meeting.

Bid Security

The bid must be accompanied by a bid security in the form of a money order, a certified cashier's check, or bidder's bond executed by an admitted surety, made payable to CITY. The bid security shall be an amount equal to ten percent (10%) of the total annual bid amount included with their proposals as required by California law.

Note: All bids must be accompanied by a scanned copy of the bid security uploaded to PlanetBids. The original security of the three (3) lowest bidders must also be mailed or submitted to the office of the City Clerk at 130 Cremona Drive, Suite B, Goleta, California 93117, in a sealed envelope and be received or postmarked within three (3) City business days after the bid due date and time; otherwise, the bid shall be considered non-responsive. The sealed envelope should be plainly marked on the outside, "SEALED BID SECURITY FOR GOLETA TRAIN DEPOT PROJECT NO. 9079."

Performance Security

Pursuant to Public Contract Code section 22300, the successful bidder may substitute certain securities for funds withheld by CITY to ensure performance under the Contract or, in the alternative, request the CITY to make payment of retention to an escrow agent.



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

Affirmative Action

The Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations (DIR) per California Labor Code Section 1771.4, including prevailing wage rates and apprenticeship employment standards. Affirmative action to ensure against discrimination in employment practices on the basis of race, color, national origin, ancestry, sex, or religion will also be required. The CITY hereby affirmatively ensures that all business enterprises will be afforded full opportunity to submit bids in response to this notice and will not be discriminated against on the basis of race, color, national origin, ancestry, sex, or religion in any consideration leading to the award of contract.

Department of Industrial Relations (DIR)

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the DIR. No Bid will be accepted, nor any contract entered into without proof of the contractor's and subcontractors' current registration with the DIR to perform public work. If awarded a contract, the Bidder and its subcontractors, of any tier, shall maintain active registration with the DIR for the duration of the Project. Failure to provide proof of the contractor's current registration pursuant to Labor Code Section 1725.5 may result in rejection of the bid as non-responsive.

Contractor License

A contract may only be awarded to the lowest responsive and responsible bidder properly licensed in accordance with the laws of the State and the City of Goleta. Contractor shall possess a valid Class B - General Building Contractor license prior to award of Contract. Said license shall be maintained during the contract period. It is the Bidder's and Contractor's responsibility to obtain the correct Contractor's licenses. Bidders shall be skilled and regularly engage in the general class or type of work called for under this contract.

Performance and Payment Bonds

The successful Bidder will be required to furnish a Performance Bond and a Payment Bond each in an amount equal to 100% of the Contract Price. Each bond shall be in the forms set forth herein, shall be secured from a surety company that meets all State of California bonding requirements, as defined in Code of Civil Procedure Section 995.120, and that is a California admitted surety insurer.

Prevailing Rate of Wages

Pursuant to California Labor Code Section 1773, the City has ascertained the General Prevailing Rate of Wages in the County in which the work is to be done to be as determined by the Director of Industrial Relations of the State of California. Contractor is hereby made aware that information regarding prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <https://www.dir.ca.gov/OPRL/2022-2/PWD/Southern.html> The Contractor is required to post a copy of the applicable wage rates at the job site. Attention is directed to Section 7 "Legal Relations and Responsibility to the Public" of the Standard Construction Specifications.

Contractor Experience

The Contractor Company, including the Responsible Managing Officer (RMO) for the Contractor Company, shall demonstrate a minimum of ten (10) years' experience successfully performing projects of substantially similar type, magnitude, and character of the work bid.



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

Rejection of Bids

The CITY reserves the right to reject all bids, reject any bid that is not responsive to the invitation, or to waive any minor irregularity and to take all bids under advisement for a period of up one hundred and twenty (120) calendar days. Failure to provide proof of the Contractor’s current registration pursuant to Section 1725.5 of the Labor Code may result in rejection of the bid as non-responsive. Failure to comply with enforcement provisions pursuant to Section 1771.4 of the Labor Code may result in a determination that the Bidder is not responsible.

Liquidated Damages

The Liquidated Damages shall be \$3,000 per day.

Protest

Any protest to an intended award of this contract shall be made in writing addressed to the City Clerk according to Article 31 of Specification Section 00 2113 and filed and received by the City not more than five (5) calendar days following the date of City’s Notice of Intent to Award the Contract. Any protest may be considered and acted on by the City Council at the time noticed for award of the contract. To request a copy of the notice of agenda for award, please contact the City Clerk (805) 961-7505 or register on the CITY’s website (www.cityofgoleta.org).

All questions about this project and bidding requirements must be submitted in writing through PlanetBids.

CITY OF GOLETA

Deborah S. Lopez, City Clerk

Anticipated Publication Dates:

Santa Barbara Independent: April 11, 2024 and April 18, 2024

END OF NOTICE INVITING BIDS – 00 11 16

Exhibit B

CONTRACTOR's Bid Proposal



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

SECTION 00 41 43
BID FORMS

1.1 Bid.

Bids will be received via electronic transmission on the City of Goleta PlanetBids portal site until **2:00 P.M. ~~May 16, 2024~~ May 21st, 2024.**

NAME OF BIDDER: Quincon Inc.

(full name)
PO Box 1029

Grover Beach, CA 93483

(full address)

The undersigned hereby declare that we have carefully examined the location of the proposed Work, and have read and examined the Contract Documents, including all plans, specifications, and addenda, if any for the following Project:

Project: Goleta Train Depot Project No 9079

Location: 27 South La Patera Lane, Goleta, CA 93117

We hereby propose to furnish all labor, materials, equipment, tools, transportation, and services, and to discharge all duties and obligations necessary and required to perform and complete the Project, as described and in strict conformity with the Drawings, and these Specifications for TOTAL BID PRICE indicated herein.

The undersigned acknowledges receipt, understanding, and full consideration of the following addenda to the Contract Documents:

Addenda No. 1

Addenda No. 2

Addenda No. 3

Addenda No. 4

1. Attached is the required Bid Guarantee in the amount of not less than 10% of the Total Bid Price (Section 1.2).
2. Attached is the completed Designation of Subcontractors form (Section 1.3).
3. Attached is the completed Bidder Information and Experience form (Section 1.4, Article 36).
4. Attached is the completed List of Current Projects (Backlog) form (Section 1.4, Article 37).
5. Attached is the completed List of Completed Projects, Last Three Years form (Section 1.4, Article 37).

INVITATION TO BID PROJECT SPECIFICATIONS
GOLETA TRAIN DEPOT PROJECT
CITY OF GOLETA

Addendum #4 – May 15, 2024
INSTRUCTION TO BIDDERS
00 21 13-13



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

- 6. Attached is the completed Verification and Execution form (Section 1.4, Article 38).
- 7. Attached is the fully executed Non-collusion Declaration form (Section 1.5).
- 8. Attached is the completed Iran Contracting Act Certification form (Section 1.6).
- 9. Attached is the completed Ukraine Form of Compliance (Section 1.7).
- 10. Attached is the completed Public Works Contractor Registration Certification form (Section 1.8).
- 11. Attached is the completed Contractor's Certificate Regarding Workers Compensation form (Section 1.9).

TOTAL BASE BID PRICE:

TOTAL BASE BID PRICE FOR Goleta Train Depot Project

\$ 17,378,741.00
Total Bid Price in Numbers

\$ Seventeen million, three hundred seventy eight thousand, seven hundred forty-one
Total Bid Price in Written Form

BASE BID PRICE includes a \$25,000 Allowance per Article 30.

In case of discrepancy between the written price and the numerical price, the written price shall prevail.

ALTERNATIVE BID PRICES:

TOTAL "ADDITIVE ALTERNATIVE BID ITEM 1" BID PRICE FOR Goleta Train Depot Project

(Installation of Unit Pavers in lieu of Asphaltic Concrete paving at La Patera Lane turnaround)

\$ 487,025
Total Bid Price for Alternative Bid Item 1 in Numbers

\$ four hundred ~~th~~
Total Bid Price for Alternative Bid Item 1 in Written Form

four hundred, eight seven thousand twenty-five

In case of discrepancy between the written price and the numerical price, the written price shall prevail.



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

ALTERNATIVE BID PRICES CONTINUED:

TOTAL **“ADDITIVE ALTERNATIVE BID ITEM 2”** BID PRICE FOR Goleta Train Depot Project

(Installation of Unit Pavers in lieu of Asphaltic Concrete paving and standard striping)

\$ 26,656
Total Bid Price for Alternative Bid Item 2 in Numbers

\$ Twenty six thousand six hundred fifty-six
Total Bid Price for Alternative Bid Item 2 in Written Form

In case of discrepancy between the written price and the numerical price, the written price shall prevail.

ALTERNATIVE BID PRICES:

TOTAL **“ADDITIVE ALTERNATIVE BID ITEM 3”** BID PRICE FOR Goleta Train Depot Project

(Fire Lane Paving: Installation of Unit Pavers in lieu of Concrete paving at west plaza area)

\$ 103,944
Total Bid Price for Alternative Bid Item 3 in Numbers

\$ One hundred three thousand, nine hundred forty-four
Total Bid Price for Alternative Bid Item 3 in Written Form

In case of discrepancy between the written price and the numerical price, the written price shall prevail.

ALTERNATIVE BID PRICES:

TOTAL **“ADDITIVE ALTERNATIVE BID ITEM 4”** BID PRICE FOR Goleta Train Depot Project

(Entire South La Patera Lane Improvement Project package)

\$ 2,222,553
Total Bid Price for Alternative Bid Item 4 in Numbers

\$ Two million, two hundred twenty-two thousand five hundred fifty-three
Total Bid Price for Alternative Bid Item 4 in Written Form

In case of discrepancy between the written price and the numerical price, the written price shall prevail.



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

ALTERNATIVE BID PRICES CONTINUED:

<p>TOTAL "ALTERNATIVE BID DEDUCT ITEM 5" BID PRICE FOR</p> <p>Goleta Train Depot Project</p> <p>(La Patera Improvement Package / Deduct from Alternative Bid Item 4 above: Omission of installation of landscape related items identified on landscape (L) sheets and street pole lights and Wiring identified on electrical (E) sheets. Electrical conduits and sleeves not omitted)</p> <p>\$ <u>169 425.00</u></p> <p style="text-align: center;">Total Bid Price for Alternative Bid Deduct Item 5 in Numbers</p> <p><u>One Hundred sixty Nine Four Hundred</u></p> <p><u>Twenty Five</u></p> <p style="text-align: center;">Total Bid Price for Alternative Bid Deduct Item 5 in Written Form</p>	
---	--

The undersigned agrees that this Bid Form constitutes a firm offer to the City which cannot be withdrawn for the number of calendar days indicated in the Notice Inviting Bids from and after the Bid opening, or until a Contract for the Work is fully executed by the City and a third party, whichever is earlier.

The successful bidder hereby agrees to sign the contract and furnish the necessary bonds and certificates of insurance within ten (10) working days after the City provides the successful bidder with the Notice of Award.

Upon receipt of the signed contract and other required documents, the contract will be executed by the City, after which the City will prepare a letter giving Contractor Notice to Proceed. The official starting date shall be the date of the Notice to Proceed, unless otherwise specified. The undersigned agrees to begin the Work within ten (10) working days of the date of the Notice to Proceed, unless otherwise specified.

The undersigned has examined the location of the proposed work and is familiar with the Drawings and Specifications and the local conditions at the place where work is to be done.

If awarded the contract, the undersigned agrees that there shall be paid by the undersigned and by all subcontractors to all laborers, workers and mechanics employed in the execution of such contract no less than the prevailing wage rate within Santa Barbara County for each craft, classification, or type of worker needed to complete the Work contemplated by this contract as established by the Director of the Department of Industrial Relations. A copy of the prevailing rate of per diem wages are on file at the City's Administration Office and shall be made available to interested parties upon request.

Enclosed find cash bidder's bond, or cashier's or certified check No. _____ from the

_____ Bank in the amount of _____, which is not less than ten percent (10%) of this bid, payable to City of Goleta as bid security and which is



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

given as a guarantee that the undersigned will enter into a contract and provide the necessary bonds and certificates of insurance if awarded the Work.

The bidder furthermore agrees that in case of bidder's default in executing said contract and furnishing required bonds and certificates of insurance, the cash, bidder's bond, or cashier's or certified check accompanying this proposal and the money payable thereon shall become and shall remain the property of the City of Goleta.

Bidder is an individual _____, or corporation , or partnership _____, organized under the laws of the State of California.

Bidder confirms license(s) required by California State Contractor's License Law for the performance of the subject project are in full effect and proper order. The following are the Bidder's applicable license number(s), with their expiration date(s) and class of license(s):

License #888545
Expiration: 12/31/24
Class: A, B, C9, C27, C33

If the Bidder is a joint venture, each member of the joint venture must include the required licensing information.

Sureties that will furnish the Faithful Performance Bond and the Labor and Material Payment Bond, in the form specified herein, in an amount equal to one hundred percent (100%) of the contract price within ten (10) working days from the date the City provides the successful bidder the Notice of Award. Sureties must meet all of the State of California bonding requirements, as defined in California Code of Civil Procedure Section 995.120 and must be authorized by the State of California.

The insurance company or companies to provide the insurance required in the contract documents must have a Financial Strength Rating of not less than "A-" and a Financial Size Category of not less than "Class VII" according to the latest Best Key Rating Guide. At the sole discretion of the City, the City may waive the Financial Strength Rating and the Financial Size Category classifications for Workers' Compensation insurance.

(signatures continued on next page)



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

I hereby certify under penalty of perjury under the laws of the State of California that all of the information submitted in connection with this Bid and all of the representations made herein are true and correct.

Executed at Grover Beach, CA 93483, on this 21st day of May, 2024.

(Bidders Name – Print or Type)

Jose Quintana, President

(Name and Title)

(Corporate Seal)

[Handwritten Signature]

(Signature)

Names of individual members of firm or names and titles of all officers of corporation and their addresses are listed below:

Name Jose Quintana Title President

Complete Address PO Box 1029, Grover Beach, CA 93483

Phone 805-305-1150 FAX _____

Name _____ Title _____

Complete Address _____

Phone _____ FAX _____

Name _____ Title _____

Complete Address _____

Phone _____ FAX _____

Name _____ Title _____

Complete Address _____

Phone _____ FAX _____



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

1.2 Bid Bond

[Note: Not required when other form of Bidder's Security, e.g. cash, certified check or cashier's check, accompanies bid.]

The makers of this bond are, Quincon, Inc., as Principal, and Great Midwest Insurance Company, as Surety and are held and firmly bound unto the City of Goleta, hereinafter called the City, in the penal sum of TEN PERCENT (10%) OF THE TOTAL BID PRICE of the Principal submitted to City for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that whereas the Principal has submitted the accompanying bid dated May 15, 20 24, for GOLETA TRAIN DEPOT PROJECT NO. 9079.

If the Principal does not withdraw its Bid within the time specified in the Contract Documents; and if the Principal is awarded the Contract and provides all documents to the City as required by the Contract Documents; then this obligation shall be null and void. Otherwise, this bond will remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract Documents shall in affect its obligation under this bond, and Surety does hereby waive notice of any such changes.

In the event a lawsuit is brought upon this bond by the City and judgment is recovered, the Surety shall pay all litigation expenses incurred by the City in such suit, including reasonable attorneys' fees, court costs, expert witness fees and expenses.

By their signatures hereunder, Surety and Principal hereby confirm under penalty of perjury that surety is an admitted surety insurer authorized to do business in the State of California.

IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their several seals this 15th day of May, 20 24 the name and corporate seal of each corporation.

(Corporate Seal)

Quincon, Inc.

Contractor/ Principle
By _____
Title Jose Quintana-President

Great Midwest Insurance Company

(Corporate Seal)

Surety
By _____
Attorney-in-Fact

(Attach Attorney-in-Fact Certificate)

Title Kevin P. Reed, Attorney-in-Fact



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

Notary Acknowledgment

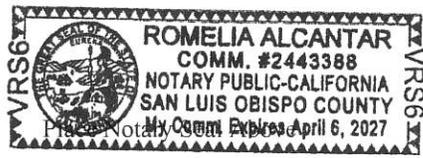
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF San Luis Obispo

On 5/21, 2024, before me, Romelia Alcantar, Notary Public, personally
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")
appeared Jose Quintana, who proved to me on the basis of satisfactory
Name(s) of Signer(s)

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.
Romelia Alcantar
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER **DESCRIPTION OF ATTACHED DOCUMENT**

- Individual
- Corporate Officer

	Title(s)	Title or Type of Document	
<input type="checkbox"/> Partner(s)	<input type="checkbox"/> Limited <input type="checkbox"/> General		Number of Pages
<input type="checkbox"/> Attorney-In-Fact			Date of Document
<input type="checkbox"/> Trustee(s)			
<input type="checkbox"/> Guardian/Conservator			
<input type="checkbox"/> Other:			
Signer is representing: Name Of Person(s) Or Entity(ies)			
_____			Signer(s) Other Than Named Above

NOTE: This acknowledgment is to be completed for Contractor/Principal.

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Aaron Fosburg, Kevin P. Reed

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Ten Million dollars (\$10,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 11th day of February, 2021.

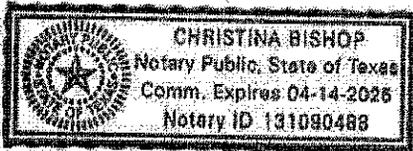


GREAT MIDWEST INSURANCE COMPANY

BY [Signature] Mark W. Haushill President

ACKNOWLEDGEMENT

On this 11th day of February, 2021, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY [Signature] Christina Bishop Notary Public

CERTIFICATE

I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 15th Day of May, 2024



BY [Signature] Leslie K. Shaunty Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.



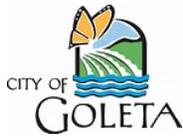
Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

1.3 Designation of Subcontractors

In compliance with the Subletting and Subcontracting Fair Practices Act Chapter 4 (commencing at Section 4100), Part 1, Division 2 of the Public Contract Code of the State of California and any amendments thereof, Bidder shall set forth below: (a) the name and the location of the place of business, (b) the California contractor license number, (c) the DIR public works contractor registration number unless exempt pursuant to Labor Code Sections 1725.5 and 1771.1, and (d) the portion of the work which will be done by each subcontractor who will perform work or labor or render service to the Bidder in or about the construction of the work or improvement to be performed under this Contract in an amount in excess of one-half of one percent (0.5%) of the Bidder's Total Bid Price.

If a Bidder fails to specify a subcontractor or if a contractor specifies more than one subcontractor for the same portion of work, then the Bidder shall be deemed to have agreed that it is fully qualified to perform that portion of work and that it shall perform that portion itself.

Work to be done by Subcontractor	Name of Subcontractor	Location of Business (City, State)	CSLB Contractor License No.	DIR Registration Number (Note 1)	% of Work
Steel	Mike Owen Fabrication	Bakersfield, CA	875042	1000635180	12.1%
Abatement	Parc Environmental	Fresno, CA	501913	1000002856	0.5%
Bi-Fold Door	South Coast Industrial Door Inc.	Corona, CA	726936	1000009098	1.2%
HVAC	Smith MEP	Santa Maria, CA	420418	1000001389	2.6%



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Work to be done by Subcontractor	Name of Subcontractor	Location of Business (City, State)	CSLB Contractor License No.	DIR Registration Number (Note 1)	% of Work
Storefront/ windows	Santa Barbara Glass Company	Goleta, CA	245557	1000004360	4.9%
Skylights	Super Sky Products Enterprises LLC	Mequon, Wisconsin	973594	1000034140	2%
Ceramic Tile	Certified Tile & Stone, Inc.	Pleasanton, CA	1076945	1000879015	2.4%
Fire Sprinklers	Whittle Fire Protection	Nipomo, CA	677813	1000027390	0.9%



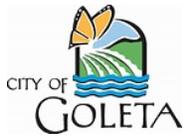
Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

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If a Bidder fails to specify a subcontractor or if a contractor specifies more than one subcontractor for the same portion of work, then the Bidder shall be deemed to have agreed that it is fully qualified to perform that portion of work and that it shall perform that portion itself.

Work to be done by Subcontractor	Name of Subcontractor	Location of Business (City, State)	CSLB Contractor License No.	DIR Registration Number (Note 1)	% of Work
Solar	Wicks Roofing, Sola, Electric	Nipomo, CA	1041299	1000060615	5.8%
Pavers	Bulldog Paving, Inc.	Rancho Cucamonga, CA	982752	1000013293	1.7%
Utilities	Tierra Contracting	Santa Barbara, CA	416114	1000008320	4.5%
Grading	Bob's Backhoe & Trucking	Goleta, CA	836460	1000017993	1.8%



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

1.3 Designation of Subcontractors

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Work to be done by Subcontractor	Name of Subcontractor	Location of Business (City, State)	CSLB Contractor License No.	DIR Registration Number (Note 1)	% of Work
A/C Paving	Challenge Asphalt	Santa Barbara, CA	568465	1000019981	1%
A/C Paving	Granite Construction Company	Watsonville, CA	89	1000000085	1%
Plumbing	McCall An EMCOR Company	Grover Beach, CA	611215	1000002425	2.1%
Electrical	Smith MEP	Santa Maria, CA	420418	1000001389	9.5%



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

Work to be done by Subcontractor	Name of Subcontractor	Location of Business (City, State)	CSLB Contractor License No.	DIR Registration Number (Note 1)	% of Work
Demolition	Standard Demolition	Ventura, CA	1020712	1000047290	1.1%
Striping	Interstate Striping & Signs, Inc.	Newbury Park, CA	838618	1000007945	0.4%

Note 1: Bidders have 24 hours after the Bid Deadline to submit this information.

Note 2: Attach additional sheets if necessary.

Name of Bidder Quincon, Inc.

Signature _____

Name and Title Jose Quintana, President

Dated 5/21/24

INVITATION TO BID PROJECT SPECIFICATIONS
GOLETA TRAIN DEPOT PROJECT
CITY OF GOLETA

Addendum #2 – May 3, 2024
INSTRUCTION TO BIDDERS
00 21 13-23



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

1.4 Bidder Information and Experience Form

ARTICLE 36. INFORMATION ABOUT BIDDER

(Indicate not applicable (“N/A”) where appropriate.)

NOTE: Where Bidder is a joint venture, pages shall be duplicated and information provided for all parties to the joint venture.

1.0 Name of Bidder: Quincon Inc.

2.0 Type, if Entity: Corporation

3.0 Bidder Address: PO Box 1029, Grover Beach, CA 93483

<u>805-481-2440</u>	<u>805-574-1660</u>
Facsimile Number	Telephone Number
<u>jose@quinconinc.com</u>	
Email Address	

4.0 How many years has Bidder’s organization been in business as a Contractor?
18

5.0 How many years has Bidder’s organization been in business under its present name? 18

5.1 Under what other or former names has Bidder’s organization operated? None

6.0 If Bidder’s organization is a corporation, answer the following:

6.1 Date of Incorporation: 8/16/06

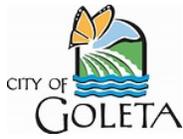
6.2 State of Incorporation: California

6.3 President’s Name: Jose Quintana

6.4 Vice-President’s Name(s): _____

6.5 Secretary’s Name: _____

6.6 Treasurer’s Name: _____



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

7.0 If an individual or a partnership, answer the following:

7.1 Date of Organization: _____

7.2 Name and address of all partners (state whether general or limited partnership):

8.0 If other than a corporation or partnership, describe organization and name principals:

9.0 List other states in which Bidder's organization is legally qualified to do business.

10.0 What type of work does the Bidder normally perform with its own forces?

General construction

11.0 Has Bidder ever failed to complete any work awarded to it? If so, note when, where, and why:

No

12.0 Within the last five years, has any officer or partner of Bidder's organization ever been an officer or partner of another organization when it failed to complete a contract? If so, attach a separate sheet of explanation:

No



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

13.0 List Trade References:

ASM Electric / 805-980-8977

Smith Mechanical/ Electrical/ Plumbing / 805-621-5000

JNL Glass / 805-957-1685

Floor Connection / 805-481-2761

14.0 List Bank References (Bank and Branch Address):

Mechanics Bank

Grover Beach Branch

899 West Grand Ave, Grover Beach CA 93433

15.0 Name of Bonding Company and Name and Address of Agent:

Great Midwest Insurance Company

Kevin Reed

800 Gessner Road, Suite 660, Houston TX 77024

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JOB LIST

Contractor

QUINCON, INC.

JOB NO.	JOB NAME	DESCRIPTION OF WORK	OWNER	ARCHITECT/ENGINEER	CM	Quincon Project Manager	JOB SITE ADDRESS	CONTRACT NUMBER	CONTRACT PRICE	CONTRACT PRICE (incl. Change Orders).	NOTICE TO PROCEED	START DATE	SCHEDULED COMPLETION DATE	ACTUAL COMPLETION DATE	NOTICE OF COMPLETION	TIME EXTENSION GRANTED	LIQUIDATED DAMAGES	
24007	SB JOC 4th Floor Small Office		County of Santa Barbara, 1105 Santa Barbara St 2nd Floor, Santa Barbara, CA 93101				County Executive Office, 105 East Anapamu St, Santa Barbara, CA 93102	23000-JOC-A-QUIN	\$38,322.67									
24006	Pulper Maritime																	
24005	Louise Lowry Davis Center Renovation		City of Santa Barbara, 620 Laguna St, Santa Barbara, CA 93101 / Keven Strasburg, 805-897-1906, kstrasburg@santabarbaraca.gov				1232 De La Vina St, Santa Barbara, CA 93101	22400122	\$955,972.00									
24004	Mont JOC Court Breezeway Door Replacement		Monterey County Public Works, Facilities, and Parks, 1441 Schilling Place, 2nd Floor, Salinas, CA 93901			Joe Rosas	1422 Natividad Road, Salinas, CA 93905	JF02-23-03-J8163-00	\$60,710.46		2/2/2024	2/5/2024	4/5/2024					
24003	SB JOC BeWell House Demo & Abatement	21053 Teocolote House Renovation - Assessment, Abatement and Selective Demo	County of Santa Barbara 1105 Santa Barbara St, 2nd Floor Santa Barbara, CA 93101 Lou Gibilisco 805-699-8816 lgibilisco@countyofsb.org		n/a		Teocolote House, 310 Camino del Remedio, Santa Barbara, CA 93110	23000-JOC-A-QUIN	\$119,874.50		1/24/2024	1/29/2024	2/28/2024					
24002	Mitchell Park Renovation	Park improvement	City of San Luis Obispo 919 Palm Street San Luis Obispo, CA 93401 Argelia Chang 805-781-7057 achang@slocity.org		n/a	Pedro Diaz	1400 Osos St, San Luis Obispo, CA 93401	2000188	\$397,808.00			2/12/2024	6/28/2024					
24001	SLO Corporation Yard	Corporation Yard Fuel Island and Wash Station Rehabilitation	City of San Luis Obispo 919 Palm Street San Luis Obispo, CA 93401 Argelia Chang 805-781-7057 achang@slocity.org		n/a		25 Prado Road, San Luis Obispo, CA 93401	2000075-9.01	\$795,694.62									
23044	Regional JOC CSU Maritime Restrooms	Restroom Water Damage Repair	CSU Chancellor's Office 401 Golden Shore Long Beach, CA 90670	n/a	n/a		CUS Maritime, 200 Maritime Academy Dr, Vallejo, CA 94590	23-707	\$12,208.46		12/13/2023	1/10/2024	1/30/2024					
23043	Buellton Library/ Event Center	Renovation of existing structure to new public library	City of Buellton 107 W. Highway 246 Buellton, CA 93427 Bridget Elliot 805-542-9052 bridget.elliott@tetratech.com	Marchi & Associates Architecture Planning 2599 Baseline Ave, Solvang, CA 805-245-8585 brett@marchi-associates.com	n/a	Jose Quintana	202 Dairyland Road, Buellton, CA 93427	082-221	\$2,298,583.00		1/15/2024	1/16/2024	5/31/2024					
23042	BOA Winter Storm Improvements		U.S. Department of Homeland Security United States Coast Guard 1301 Clay St. 7th Fl. Ste 700N 510-637-5728 Travis Cohen	n/a	n/a		1275 Embarcadero, Morro Bay, CA 93442	70Z08820ABOA00018	\$421,433.00		12/4/2023		4/22/2024					
23041	Sourcewell Master Contract				n/a													
23040	Market Place SWPP				n/a	Esteban Quintana												

JOB LIST

Contractor

QUINCON, INC.

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23039	JOC County of Santa Barbara Master Contract				n/a												
23038	Pismo Ira Pergola Demo				n/a	Esteban Quintana											
23037	Via Avenue Creek Bridge	Full Bridge Replacement and Roadway Approach Improvements	City of Atascadero 6500 Palma Ave Atascadero, CA 93422 Dawn Patterson dpatterson@atascadero.org 805-470-3180		n/a		Via Avenue, San Luis Obispo, CA 93401	BRLS-5423(032)	\$3,146,629.37								
23036	Graves Creek Bridge	Repairing and stabilizing the Graves Creek Slope at Del Rio Bridge	City of Atascadero 6500 Palma Ave Atascadero, CA 93422 Dawn Patterson dpatterson@atascadero.org 805-470-3180		n/a		Santa Lucia Rd, Atascadero, CA 93422	Z2023E03	\$205,284.00								
23035	JOC CSU Regional South Master Contract	Job Order Contract	The California State University 401 Golden Shore, Long Beach, CA		n/a	Jose Quintana	(multiple) *see agreement	23-714									
23034	Riverside County Sheriff's JOC	Job Order Contract	Riverside County Sheriff's Office Project Management Office 3403 10th St, Ste 500, Riverside, CA		n/a	Jose Quintana											
23033	JOC CSU Regional North Master Contract	Job Order Contract	The California State University 401 Golden Shore, Long Beach, CA		n/a	Jose Quintana	(multiple)	23-707	\$3,000,000 each		12/14/2023		12/13/2024				
23032	Paso Robles Unified School District Playstructure	New Play Structure at Virginia Peterson Elementary School	Paso Robles Joint Unified School District 800 Niblick Road Paso Robles, CA 93446	Gary J. Gery Architect P.O. Box 3933 SAN LUIS OBISPO, CA 93401 209-988-6942	n/a	Phil Johnson/Esteban Quintana	2501 Beechwood Dr, Paso Robles, CA 93446		\$412,554.00		10/25/2023	11/8/2023	5/25/2024				
23031	Mont JOC Salinas Emergency Repairs	Emergency Roof Beam Repairs	Monterey County Public Works, Facilities and Parks Salinas, CA 93901 Nancy Ayala 408-596-1907		n/a	Joe Rosas	1441 Schilling Place, Salinas, CA 93901	JF02-23-01-Jxxxx-00	\$45,000.00	\$130,000.00	10/5/2023						
23030	City of Fresno JOC Master Contract	Job Order Contract	City of Fresno 2101 G Street, Bldg C Fresno, CA 93706-1620 Debbie Bernard		n/a												
23029	Cal Poly JOC 23-53 Master Contract	Job Order Contract	Cal Poly San Luis Obispo 1 Grande Ave San Luis Obispo, CA		N/A		Cal Poly San Luis Obispo, CA 93407	2000026917									

JOB LIST

Contractor

QUINCON, INC.

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23028	BOA Replace Fire Alarm USCG	Replace fire alarm system at USCG Station in Morro Bay	Department of Homeland Security United States Coast Guard 1300 Clay St. 7th Floor Suite 700N Oakland, CA		N/A		1275 Embarcadero, Morro Bay, CA 93442	70208820ABO A00018	\$89,020.00		9/8/2023	9/8/2023	1/16/2024					
23027	BOS Audio Video Upgrades	Lighting removal and ceiling patch back at light fixtures and projector screen demo	County of Santa Barbara 1105 Santa Barbara St 2nd Floor Santa Barbara, California		N/A		County Executive Office 105 East Anapamu St. Santa Barbara, CA	22000-JOC-A-QUIN	\$11,040.49									
23026	AHC Public Safety Training Center	Construct Roof Tops for Public Safety Training Center	Allan Hancock Joint Community 800 South College Drive Santa Maria, CA 93454 (805) 922-6966	196 Architects		Esto Quintana/Phil Johnson	800 South College Drive Santa Maria, CA 93454-6399	P2401340	\$ 429,596.00		10/4/2023	10/23/2023	1/23/2024					
23025	MATOC Millerton Lake Staff	Installing staff gauges which measure water levels	Bureau of Reclamation Mid-Pacific Region Regional Office Division of Acquisition Svcs 2800 Cottage Way, Room E-1815 Sacramento, CA 95825-1898	ESP Surveying 2598 N Miami Ave Fresno, CA 559-442-0883			18015 Friant Road Friant, CA 93626	140F0822F0097/140R2023F0081	\$ 154,699.00		8/16/2023	8/19/2023	11/13/2023					
23024	Presidio of Monterey JOC 2023-2024	Job Order Contract	Monterey County Public Works, Facilities, and Parks 1441 Schilling Place, S 2nd Fl Salinas, CA 93901					W9123823D0016			8/30/2023							
23023	Monterey County JOC Master Contract 2023-2024	Job Order Contract	Monterey County Public Works, Facilities, and Parks 1441 Schilling Place, S 2nd Fl Salinas, CA 93901															
23022	Fresno County JOC Master Contract 2023-2024	Job Order Contract	County of Fresno Director of Internal Services Chief Information Officer 333 W Pontiac Way Clovis, CA 93612					A-23-421										
23021	BOA Petaluma Training Center	Renovate of Training Space Health Services School Phlebotomy Lab Bldg 127	US. Dept of Homeland Security United states Coast Guard 1301 Clay Street 7th Floor Oakland, CA 94612-5203 510-637-5589			Jose Quintana	61200 CG Tracen Petaluma USCG 599 Tomales Rd Bldg 165 Petaluma, CA 94952-5000	70208820ABO0018	\$ 196,597.00		7/25/2023		9/14/2023					
23020	Cabinets for SBCO Social Services	Remove existing island countertop and replace w/Corian, eased edge ADAheight	County of Santa Barbara 1105 Santa Barbara Street 2nd Floor Santa Barbara, CA 93101		N/A	Joe Rosas	234 Camino del Remedio, Santa Barbara, CA 93110	DP5785	\$ 2,700.00	\$ 2,700.00								
23019	Cal Poly Bldg 03	Cooling Coil Replacement	Cal Poly San Luis Obispo 1 Grande Ave, Bldg 070 San Luis Obispo, CA 93407-0690 Mitchell Dubbers 805-756-2500 ddubbers@calpoly.edu		n/a	Joe Rosas	1 Grande Ave, Bldg 03, San Luis Obispo, CA	JOC 22-51.7389.5	\$ 58,117.10									
23018	Cal Poly Bldg 20	Cooling Coil Replacement	Cal Poly San Luis Obispo 1 Grande Ave, Bldg 070 San Luis Obispo, CA 93407-0690 Mitchell Dubbers 805-756-2500 ddubbers@calpoly.edu		n/a	Joe Rosas	1 Grande Ave, Bldg 20, San Luis Obispo, CA	JOC 22-51.7389.4	\$ 12,969.28									
23017	Cal Poly Bldg 150 Renovation	Poultry Science Bldg Renovation	Cal Poly San Luis Obispo 1 Grande Ave, Bldg 070 San Luis Obispo, CA 93407-0690		n/a	Joe Rosas	1 Grande Ave, Bldg 150, San Luis Obispo, CA	2000026571	\$ 141,341.00		6/15/2023	7/5/2023						

JOB LIST

Contractor

QUINCON, INC.

JOB NO.	JOB NAME	DESCRIPTION OF WORK	OWNER	ARCHITECT/ENGINEER	CM	Quincon Project Manager	JOB SITE ADDRESS	CONTRACT NUMBER	CONTRACT PRICE	CONTRACT PRICE (Incl. Change Orders)	NOTICE TO PROCEED	START DATE	SCHEDULED COMPLETION DATE	ACTUAL COMPLETION DATE	NOTICE OF COMPLETION	TIME EXTENSION GRANTED	LIQUIDATED DAMAGES
23016	Plaza Pacifica Elevator	Elevator Repairs	Aurora Property Services 138 W. Branch Street, Suite B Arroyo Grande, CA 93420 Matt Chandler		n/a	Jose Quintana	200 S. 13th Street Grover Beach, CA 93433	N/A	\$ 15,374.00								
23015	Cal Poly Bldg 192	Cooling Coil Replacement	Cal Poly San Luis Obispo 1 Grande Ave, Bldg 070 San Luis Obispo, CA 93407-0690 Mitchell Dubbers 805-756-2500 ddubers@calpoly.edu		n/a	Joe Rosas	1 Grande Ave, Bldg 192, San Luis Obispo, CA	JOC 22-51.7389.3	\$ 293,803.79		5/26/2023		11/27/2023				
23014	Cal Poly Bldg 124	Cooling Coil Replacement	Cal Poly San Luis Obispo 1 Grande Ave, Bldg 070 San Luis Obispo, CA 93407-0690 Mitchell Dubbers 805-756-2500 ddubers@calpoly.edu		n/a	Joe Rosas	1 Grande Ave, Bldg 124, San Luis Obispo, CA	JOC 22-51.7389.2	\$ 45,224.64		5/26/2023		11/27/2023				
23013	Santa Barbara Main Jail South Dorm Restroom	Renovate South Dorm Restroom	County of Santa Barbara 1105 Santa Barbara St., 2nd Floor Santa Barbara, CA 93101 Alec Jones 805-699-8816 ajones@countyofsb.org		n/a	Joe Rosas	4436 Calle Real Santa Barbara, CA 93110	22000-JOC-A-QUIN	\$ 125,460.06		5/24/2023		6/26/2023				
23012	Cal Poly Bldg 14	Cooling Coil Replacement	Cal Poly San Luis Obispo 1 Grande Ave, Bldg 070 San Luis Obispo, CA 93407-0690 Mitchell Dubbers 805-756-2500 ddubers@calpoly.edu		n/a	Joe Rosas	1 Grande Ave, Bldg 14, San Luis Obispo, CA	JOC 22-51.7389.1	\$ 359,970.85		5/18/2023	5/20/2023	11/20/2023				
23011	CSU East Bay Fence	Replace existing 8' high chain link fence and 3 gates with new 8'high chain link fence and gate with vinyl slats.	The California State University Office of the Chancellor 401 Golden Shore, Long Beach, CA		n/a		CSU East Bay 25800 Carlos Bee Blvd	JOC-22-578-01	\$52,877.26								
23010	Santa Barbara 4th Floor TI	Abatement, demolition, new walls, doors, ceiling lighting, flooring, glazing, electrical and HVAC	County of Santa Barbara 1105 Santa Barbara Street 2nd Floor Santa Barbara, CA 93101 (805) 699-8816		n/a	Jose Quintana	County Executive Office 105 East Anapamu Street Santa Barbara, CA 93102	22000-JOC-A-QUIN	\$ 553,225.91		6/29/2023	7/24/2023	10/22/2023				
23009	Nipomo Showers	Demo, remove, reconstruct floor, shower walls, plumbing of men and women's showers at Nipomo Fire Station	DEPARTMENT OF FORESTRY AND FIRE PROTECTION Attn: Sara Best PO Box 944246 Sacramento, CA 94244-2460 916.208.5906		n/a	Jose Quintana	450 Pioneer St Nipomo, CA 93444	4CA06208	\$130,713.00		11/13/2023	11 20 23	12/31/2023				
23008	Hedges House of Hope	Renovation of Kitchen at Hedges House of Hope	County of Santa Barbara 260 N San Antonio Road Casa Nueva Santa Barbara, CA 93110 (805) 568-2625	Paul Poirier & Associates Architects 156 W. Alamar Ave Suite C Santa Barbara, CA 93105 805-682-8894	n/a	Pedro Diaz	6549 El Colegio Road Isla Vista, CA 93117	20060	\$1,425,728.00		5/18/2023	6/14/2023	12/13/2023				0
23007	BOA Roofing Tracen Petaluma	Maintenance and Repair of the Upper Galley Membrane Roof Bldg	US. Department of Homeland Security United states Coast Guard	CDR Todd M. Wimmer, P.E. Engineering officer	n/a	Jose Quintana	126 at TRACEN PETALUMA, Ca.		\$283,393.00		3/24/2023	3/25/2023	6/25/2023	6/25/2023			0
23006	Building 28 (Theatre Bldg) - Rooftop Unit Replacements	Replace the existing rooftop units for Heat Pumps at CSUMB Building 28 (Theatre Building).	CSU Monterey Bay 100 Campus Center Blvd Seaside, CA 93955	n/a	n/a	Jose Quintana	CSU Monterey Bay 100 Campus Center Seaside, CA 93955	22-578-CSUMB-02.00	\$ 273,182.50		4/27/2023		7 weeks from start date				0

JOB LIST

Contractor

QUINCON, INC.

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23005	Alameda Park Bandstand	The Project provides for rehabilitate existing bandstand to return to use as a free City music venue.	City of Santa Barbara Parks and Recreation Department PO Box 1990 Santa Barbara, CA 93102 805-564-5418	n/a	n/a	Jose Quintana	City of Santa Barbara Parks and Recreation Department	22300153	\$297,361.00	\$322,559.00	3/25/2023	3/27/2023	4/17/2023	7/13/2023	7/31/2023	3 months	0	
23004	Maritime lighting repairs	Update lighting and controls at Residence 2	Maritime Academy 200 Maritime Academy Blvd. Vallejo, CA 94590 (707) 654-1957 Ph	n/a	n/a	Pedro Diaz	200 Maritime Academy Dr. Vallejo, CA 94590 Residence 2	822143	\$4,990.00									0
23003	Planning & Development Building Security	Create a secure entry/sally port for Planning and Development (P&D)	Adriana Seymour County of Santa Barbara 1105 Santa Barbara Street Santa Barbara, CA 93101 (805) 699-8816 aseymour@countyofsb.org	n/a	n/a	Joe Rosas	Planning & Development 912 W Foster Rd Santa Maria, CA 93455	22000-JOC-A-QUIN	\$104,635.22		4/7/2023							0
23002	Security PHD - WIC Lobby Remodel	Lobby remodel	Adriana Seymour County of Santa Barbara 1105 Santa Barbara Street Santa Barbara, CA 93101 (805) 699-8816 aseymour@countyofsb.org	n/a	n/a	Joe Rosas	Department of Social Services (SM) 2125 South Centerville Pkwy Santa Maria, CA 93455	22000-JOC-A-210	\$72,390.56		3/1/2023	3/1/2023	7/21/2023	7/21/2023				0
23001	Refurbish Grass on Play 02 & Play 04 Areas JJC	refurbish grass	Ed Milam Building Maintenance Specialist 4990 E. Kings Canyon Road Fresno, Ca 93702 559.600.6200	n/a	n/a	Jose Quintana		JOC22-QNC-003	\$36,108.51		02/03/2023							0
22045	Woodward Park Library	Replace Library Inverter	County of Fresno Internal Services Dep Facilities Services Division 4590 East Kings Canyon Rd. Fresno, Ca 93702 559-600-7242 559-600-7739 fax		n/a	Jose Quintana	944 East Perrin Ave, Fresno, CA 93720	433863 Job Order No:JOC22-QNC-004	\$44,209.71		4/3/2023	6/26/2023						0
22044	Emergency Perimeter Fence Repairs	Remove damaged ornamental fence, install temporary fence panel, install new ornamental panel once ordered and received.	Scott Kern CSU Maritime Academy 200 Maritime Academy Drive Vallejo, CA 94590	none per Pedro	n/a	Pedro Diaz	200 Maritime Academy Drive Vallejo, CA 94590		\$4,221.00	\$4,221.00								0
22043	Maritime Admin Bldg Gender Neutral Restroom Repairs	Gender Neutral Restroom Repair in Admin Bldg	Uber A. Mccrary Director of Operations CSU Maritime Academy 200 Maritime Academy Dr Vallejo, CA 94590 (559) 456-7242	none per Pedro	n/a	Pedro Diaz	200 Maritime Academy Drive Vallejo, CA 94590	CN22-578-CSUM-05	\$30,082.65	\$30,082.65	12/19/2022	1/19/2023	2/13/2023	3/30/2023				0
22042	Maritime Concrete Repair	Repair Broken concrete at quad	Uber A. Mccrary Director of Operations CSU Maritime Academy 200 Maritime Academy Dr Vallejo, CA 94590 (559) 456-7242	None per Pedro	n/a	Pedro Diaz	200 Maritime Academy Drive Vallejo, CA 94590	CN22-576-CSUM-01	\$84,531.92	\$84,531.92	11/22/2022		12/16/2022					0
22040	Santa Barbara Admin Bldg Basement HVAC Renovation	Repair HVAC in Admin Bldg Basement	Shane Mahan County of Santa Barbara 1105 Santa Barbara Street, 2nd Floor Santa Barbara, CA 93101 (805) 699-8816 smahan@countyofsb.org	Robert L. Ooley, FAIA County Architect 1105 Santa Barbara St Santa Barbara, CA 93101	n/a	Joe Rosas	105 E. Anapamu St Santa Barbara, CA 93102 Basement	8001-20-1Quin	\$893,689.52		11/18/2022	12/1/2022	2/5/2023	2/5/2023				0
	Santa Barbara	Damaged Admin	Shane Mahan County of Santa Barbara	Robert L. Ooley, FAIA County Architect														0

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22039	Admin Bldg Basement Control Room	Basement for Master Control Room Relocation	1105 Santa Barbara Street, 2nd Floor Santa Barbara, CA 93101 (805) 699-8816 smahan@countyofsb.org	1105 Santa Barbara St Santa Barbara, CA 93101	n/a	Joe Rosas	105 E. Anapamu St Santa Barbara, CA 93102 Basement	8001-20-1QUIN Job 20053	\$186,343.61		11/18/2022	12/19/2022	2/5/2023	2/5/2023			0
22038	Moonstone Boardwalk	Improve Accessibility at Boardwalk	Juan Ochoa Department of Parks and Recreation 2241 Harvard Street, Suite 200 Sacramento, CA 95815 (279) 499-1235 Cell: (916) 216-4120	Travis D Segebart State of California Department of Parks and Recreation 2241 Harvard Street, Suite 200 Sacramento, CA 95815	n/a	Jose Quintana	Moonstone Beach Dr. Cambria, CA 93428	C22863022	\$1,643,483.00		1/17/2023	1/30/2023	1/16/2015	1/16/2015			0
22037	Fresno County Central Library Doors	Replace old doors with new doors	Lucas Reyes Building Maintenance Specialist County of Fresno - Internal Services 4590 East Kings Canyon Rd. Fresno, CA 93702 (559) 456-7242	Fred Swartz and William Hyberg	n/a	Jose Quintana	30733 E Kings Canyon Road Squaw Valley, CA 93675	JOC22-QNC-002	\$72,107.90		10/12/2022	3/15/2023	3/30/2023	3/30/2023			0
22036	Bear Mountain Library, Metal Roof and Siding	Replace old roof with metal roofing and siding	Lucas Reyes Building Maintenance Specialist County of Fresno - Internal Services 4590 East Kings Canyon Rd. Fresno, CA 93702 (559) 456-7242	n/a	n/a	Jose Quintana	30733 E Kings Canyon Road Squaw Valley, CA 93675	JOC22-QNC-001	\$478,110.30		10/12/2022	11/15/2022	2/8/2023	2/8/2023			0
22035	Repair HVAC at Marketplace 3rd Floor	Replace 2nd condenser to HVAC system at Marketplace 3rd Floor	Scott Kern Director of Operations CSU Maritime Academy 200 Maritime Academy Dr Vallejo, CA 94590 (559) 456-7242	none per Pedro	n/a	Pedro Diaz	CSU Maritime Marketplace 3rd Floor 200 Maritime Dr Vallejo, CA 94590	CN22-576-CSUM-003	\$142,725.31	\$142,725.31	9/22/2022	9/29/2022	11/10/2022	11/10/2022			0
22034	Waste line repairs at Upper Residence Hall	Repair Upper Residence Hall waste line	Uber A. Mccrary Director of Facilities Operations Cal Maritime Academy 200 Maritime Academy Dr. Vallejo, CA 94590	none per Pedro	n/a	Pedro Diaz	200 Maritime Academy Drive Vallejo, CA 94590	CN22-576-CSUM-004	\$11,446.98	\$11,446.98	8/19/2022	8/22/2022	8/29/2022	8/29/2022			0
22033	Admin Building 4th Floor TI	4th Floor Office Remodel	Ashton Ellis County of Santa Barbara 1105 Santa Barbara Street Santa Barbara, CA 93101 (805) 699-8816 aeellis@countyofsb.org	Ms. Celeste Manolas, Manager Mr. Robert Ooley, County Architect County of Santa Barbara General Services Department 1105 Santa Barbara Street, Second Floor Santa Barbara, CA 93101	n/a	Jose Quintana	County Executive Office 105 East Anapamu Street Santa Barbara, CA 93102	8001-21-1QUIN	\$223,150.23		12/7/2022	12/26/2022	3/19/2023	3/19/2023			0
22032	Calle Real Campus, Upper & Lower Archive Lots, Parking Control System	Secure upper and lower parking areas	Ashton Ellis County of Santa Barbara 1105 Santa Barbara Street Santa Barbara, CA 93101 (805) 699-8816 aeellis@countyofsb.org	n/a	n/a	Jose Quintana	Architectural Archives 415 Camino del Remedio Santa Barbara, CA 93110	8001-21-1QUIN	\$154,275.59		n/a	n/a					0
22031	City Hall Meeting Room Tenant Improvements, Specification	Tenant Improvements at Council hearing room, break room, replace council chambers carpet	Argelia Chang City of San Luis Obispo Public Works 919 Palm Street San Luis Obispo, CA 93401 (805) 781-7057	James M Duffy State of CA Licensed Architect Brian A. Nelson Registered Professional Engineer State of California	n/a	Jose Quintana	990 Palm St. San Luis Obispo, CA 93401	1000055	\$330,280.00	\$301,445.12	10/28/2022	11/8/2022	6/30/2023	3/27/2023	4/20/2023	0	0
22030	Laundry room renovation in Unit 4 at the Juvenile Justice Center	Laundry Room renovation in Unit 4 at Juvenile Justice Center	Karen Leichtweis County of Santa Barbara 260 N San Antonio Road Santa Barbara, CA 93110 (805) 803-8584	none per Joe	n/a	Joe Rosas	Probation Adult/JUV Supr/Admin 117 E Carrillo St Santa Barbara, CA 93101	DP2353	\$29,215.00	\$29,215.00	6/30/2022						0
22029	Administration Building Basement ERP Team Improvements	Administration Building Basement ERP Team Improvements	Ashton Ellis County of Santa Barbara 1105 Santa Barbara Street Santa Barbara, CA 93101 (805) 699-8816 aeellis@countyofsb.org	n/a	n/a	Jose Rosas	County Executive Office 105 East Anapamu Street Santa Barbara, CA 93102	8001-21-1QUIN	\$10,878.58		6/30/2022	6/30/2023	7/19/2022	7/19/2022			0

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22028	Men's Basketball Locker Room Ceiling Repairs in Room 1425, Events Center, Bldg. 505	warranty work	Julie Hendricks, Director Design & Construction Services UC Santa Barbara, CA 93106-1030	none per Joe	n/a	Joe Rosas	In Room 1425, Events Center, Rkls	FM220397B/245-59	\$10,836.00	\$10,836.00	7/12/2022	7/25/2022	8/7/2022	8/7/2022			0
22027	Baseball Field & Softball Field Turf Replacement	Turf replacement	CSU Monterey Bay 100 Campus Center Seaside, CA 93955 831-582-3000	Lloyd Sorts and Eng. 7349 N. VIA PASEO DEL SUR SUITE 515-324 SCOTTSDALE, ARIZONA PH 602.635.4226	n/a	Jose Quintana	CSU Monterey Bay	22-578-CSUMB-01100	\$258,991.91	\$258,991.91	12/14/2022	12/14/2022	1/20/2023	1/20/2023			0
22026	B22-22 LOS BERROS "BUILDING E" WINDOW PROJECT	Window replacement	Lompoc Unified School District 1301 North "A" Street Lompoc, CA 93436	Kruger Bensen Ziemer 199 FIGUEROA STREET SUITE 100A, VENTURA, CA 93001 805-650-1033	n/a	Jose Quintana	3745 Via Lato Lompoc, CA 93436 Bldg E		\$462,818	\$480,803.00	6/27/2022	6/28/2022	6/30/2023	6/30/2023			0
22025	Orcutt Academy High School Multi-Use Room Building	New MPR	ORCUTT UNION SCHOOL DISTRICT 500 Dyer Street Orcutt, CA 93455 (805) 938-8900	196 Architects 560 HIGUERA STREET, SUITE C SAN LUIS OBISPO, CA 93401 TEL (805) 476-0399	n/a	Jose Quintana	610 Pinal Avenue Orcutt, CA 93455	2-2022-02-22-01	\$9,449,045		7/8/2022	7/11/2022	9/18/2023	9/18/2023			0
22024	JOC HVAC N Dorms Maritime	Remove and rework two boilers and 1 chiller at north Dormitory	Scott Kern Director Of Operations Cal Maritime Academy 200 Maritime Academy Dr. Vallejo, CA 94590	n/a	n/a	Pedro Diaz	200 Maritime Academy Drive Vallejo, CA 94590	CN20-462-CSUM-011	\$62,034.60	\$62,034.60	12/15/2022	12/1/2022	1/21/2023	1/21/2023			0
22023	Shower Repairs to Hillside dormitory	Repair showers	Scott Kern Director Of Operations Cal Maritime Academy 200 Maritime Academy Dr. Vallejo, CA 94590	n/a	n/a	Pedro Diaz	200 Maritime Academy Drive Vallejo, CA 94590	CN20-462-CSUM-19	\$64,911.80		5/31/2022	6/8/2022	9/7/2022	9/7/2022			0
22022	Bever Fit relocation		Scott Kern Director Of Operations Cal Maritime Academy 200 Maritime Academy Dr. Vallejo, CA (707) 654-1000	n/a	n/a	Pedro Diaz	200 Maritime Academy Drive Vallejo, CA 94590	CN20-462-CSUM-17.1	\$10,531.60		10/27/2022	6/8/2022	7/7/2022	7/7/2022			0
22021	50 Seaport Dr. Refurbishing	Canceled	Scott Kern Director Of Operations Cal Maritime Academy 200 Maritime Academy Dr. Vallejo, CA (707) 654-1000	n/a	Scott Ritter	Pedro Diaz	200 Maritime Academy Drive Vallejo, CA 94590	CN20-462-CSUM-16	\$8,805.87		5/31/2022	TBD	TBD	TBD			0
22020	Mini Park Demo	Park Demo	Scott Kern Director Of Operations Cal Maritime Academy 200 Maritime Academy Dr. Vallejo, CA (707) 654-1000	n/a	n/a	Pedro Diaz	200 Maritime Academy Drive Vallejo, CA 94590	CN20-462-CSUM-18	\$4,468.54		5/31/2022	6/15/2022	6/21/2022	6/21/2022			0
22019	Cal Poly Facilities - Minor Capital Outlay Projects 2019 - 2020		CALIFORNIA POLYTECHNIC STATE UNIVERSITY	n/a	n/a	Joe Rosas					6/30/2022						0
22018	Fresno Master	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0

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	contract																
22017-01	Drinking fountains	Install 4 water bottle filling stations at locations Three of the four locations have an existing Drinking fountain to be removed	Uber A. McCrary Director of Facilities Operations 200 Maritime Academy Dr Vallejo, CA 94590	n/a	n/a	Pedro Diaz	200 Maritime Academy Drive Vallejo, CA 94590	n/a	n/a	\$49,798.34	8/4/2022	TBD	TBD	n/a	n/a	n/a	0
22016	Paint Dorm Rooms, hallways, restrooms, heaters, and doors and frames	Dorm painting	Scott Kern Director Of Operations Cal Maritime Academy 200 Maritime Academy Dr. Vallejo, CA (707) 654-1000	n/a	n/a	Pedro Diaz	200 Maritime Academy Drive Vallejo, CA 94590	CN20-462-CSUM-11	\$194,720.71		5/31/2022	6/8/2022	09/07/220	09/07/220			0
22015	Dormitory Carpet replacement Quincon Inc	replace, flooring & carpet in dorms	Scott Kern Director Of Operations Cal Maritime Academy 200 Maritime Academy Dr. Vallejo, CA (707) 654-1000	n/a	n/a	Pedro Diaz	200 Maritime Academy Drive Vallejo, CA 94590	CN20-462-CSUM-11	\$258,911.28		5/31/2022	6/8/2022	7/7/2022	7/7/2022			0
22014	Replace Carpet at Marketplace - Mezzanine and 3rd Floor		Scott Kern Director Of Operations Cal Maritime Academy 200 Maritime Academy Dr. Vallejo, CA (707) 654-1000	n/a	n/a	Pedro Diaz	200 Maritime Academy Drive Vallejo, CA 94590	CN20-462-CSUM-12	\$65,545.03		5/24/2022	5/21/2022	8/15/2022	8/15/2022			0
22013	Residence 1 -5 Chimney Sweeping and Inspections	Chimney inspections	Scott Kern Director Of Operations Cal Maritime Academy 200 Maritime Academy Dr. Vallejo, CA (707) 654-1000	n/a	n/a	Pedro Diaz	200 Maritime Academy Drive Vallejo, CA 94590	CN20-462-CSUM-16	\$2,533.14		4/19/2022	4/27/2022	TBD	TBD			0
22012	Fairlawn Elementary school new portable restroom building 270 & existing building 050 restroom remodel	Installation of district provided portable restroom and existing restroom remodel at Fairlawn elementary school	Santa Maria-Bonita School District 708 South Miller Street Santa Maria, CA 93454 805-361-8130	196 Architects 560 HIGUERA STREET, SUITE C SAN LUIS OBISPO, CA 93401 TEL (805) 476-0399	n/a	Jose Quintana	Fairlawn Elementary school new portable		\$410,006.00		5/19/2022	6/8/2022					0
22011	Fairgrove Classroom Building; Project No. 0548	New classroom	Lucia Mar Unified School District 222 Stanley Ave Arroyo Grande CA, 93420 805.474.3000 ext. 1037 Paul Scorby / paul.scorby@lmusd.org	196 Architects 560 HIGUERA STREET, SUITE C SAN LUIS OBISPO, CA 93401 TEL (805) 476-0399	n/a	Joe Rosas	2101 The Pike, Grover Beach CA 93433		\$2,761,253.00		5/4/2022	5/17/2022	3/31/2023	3/31/2023			0
22010	Long Barn Roll-up Door Installation	furnishing all labor, materials, tools, equipment, and incidentals required to install five (5) rollup doors, door structural support, stairways, two new metal doors in an existing concrete masonry unit building	John Neil Atascadero Mutual Water Company 5005 El Camino Real Atascadero, CA 93422	Fraser Seiple Architects 669 C PACIFIC STREET SAN LUIS OBISPO CALIFORNIA 93401 805-544-6161 www.fraserseiplearchitects.com	n/a	Jose Quintana	6575 Sycamore Atascadero, CA		\$236,206.00								0
22009	GS Ad min Suite 108 Remodel		Ashton Ellis County of Santa Barbara 11 05 Santa Barbara Street, 2nd Floor Santa Barbara, CA 93101 (805) 699-8816 aellis@countyofsb.org	n/a	n/a	Jose Quintana	Office 105 East Anapamu Street Santa Barbara	8001-21-1QUIN	\$194,800.58		6/13/2023	6/13/2023	6/20/2023	6/20/2023			0
22008	Gym Scoreboard Project		Sonoma State University 1801 East Cotati Ave Rohnert Park, CA 94928 707-664-2880	Degenkolb Engineers 1300 Clay Street Suite 900 Oakland, CA. 94612 510-272-9040	n/a	Pedro Diaz	1801 E. Cotati Ave Rohnert Park, CA 94928	22-CSUSSU-04	\$98,282.60		04/0622	4/7/2022	8/31/2022	8/31/2022			0
				Roesling Nakamura													

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22007	Library HVAC replacement	Media Center HVAC Upgrade	Montecito Union School District 385 San Ysidro Rd. Santa Barbara, CA 93108 8059693249	Terada Architects 285 N Ventura Ave #102 P805.626.5330 www.RNTarchitects.com	n/a	Jose Quintana	385 San Ysidro Rd. Santa Barbara, CA 93108	2122-1	\$399,809		4/25/2022	4/25/2022	12/15/2022	12/15/2022			0
22006	PCPA Stagecraft Building	New classroom	Allan Hancock Joint Community College District 800 South College Drive Santa Maria, CA 93454 (805) 922-6966	196 Architects 560 HIGUERA STREET, SUITE C SAN LUIS OBISPO, CA 93401 TEL (805) 476-0399	n/a	Pedro Diaz	800 S. College Drive Santa Maria, CA 93454	R0019910	\$5,226,499.00		2/24/2022	3/1/2022					0
22005	Catwalk Repairs, North shore LSA	to repair the catwalk on open septic tank	Nathan Merkle Monterey County - Public Works, Facilities, and Parks 1441 Schilling Place, 2nd Floor Salinas, CA 93901 (310) 773-0589	n/a	n/a	Joe Rosas/Phil Johnson	2091 New Pleyto Rd. Bradley, CA 93426	JF02-21-01-18564-nn	\$41,163.35		2/9/2022	2/21/2022	2/28/2022	2/28/2022			0
22004	Football field Fence move Supplemental	Move football field fence	Cal Maritime Academy 200 Maritime Academy Dr Vallejo, CA 94590-8181 707-654-1957	200 Maritime Academy Drive Vallejo, CA 94590	n/a	Pedro Diaz	200 Maritime Academy Dr Vallejo, CA 94590-8181	J20462M-02	\$31,854.63		11/14/2022	11/21/2022	12/30/2022	12/30/2022			0
22003	Behind bleachers clean up	Clean up behind bleachers	Scott Kern Director of Operations Cal Maritime Academy 200 Maritime Academy Dr Vallejo, CA 94590-8181	n/a	n/a	Pedro Diaz	200 Maritime Academy Dr Vallejo, CA 94590-8181	CN20-462-CSUM-n CN20-462-CSUM-n1.1	\$48,122.47		3/30/2022	4/6/2022	5/3/2022	5/3/2022			0
22002	Good Samaritan Shelter	Parking lot Improvements, site utilities into project from street	Good Samaritan Shelter 245 E. Inger Dr. Ste. 103B Santa Maria, CA 93454	BKF ENGINEERS 255 SHORELINE DRIVE SUITE 200 REDWOOD CITY, CA 94065 (650) 482-6300 www.bkf.com	n/a	Jose Quintana	1016 Santa Barbara St Santa Barbara, CA 93101	20059/311HER	\$519,857		n/a	n/a	n/a	n/a			0
22001	DV Kitchen remodel	Remodel kitchen	Jim Poggione jimp@dvsolutions.org Domestic Violence Solutions 411 E. Canon Perdido #12 Santa Barbara, CA 93101	n/a	n/a	Pedro Diaz			\$39,850.00								0
22000	New project Temp	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0
21021-02	King City Library New Flooring	replace flooring in designated areas at the King City Library.	Florence Kabwasa-Green Monterey County - Public Works, Facilities, and Parks 1441 Schilling Place, 2nd Floor Salinas, CA 93901 (831) 755-4800	n/a	n/a	Joe Rosas	402 Broadway Street King City, CA 93930	JOC Facilities 2021-02	\$74,898.19	\$74,898.19	9/21/2022	3/28/2022	5/28/2022	5/28/2022			0
21021-03	Jack's Peak Park Water System Improvements	water tank refurbishment, new shed installation, and water booster pump with misc.	Dave Pratt Monterey County - Public Works, Facilities, and Parks 1441 Schilling Place, 2nd Floor (831) 755-4800	n/a	n/a	Joe Rosas	25020 Jack's Peak Park Rd. Monterey, CA 93940	JOC Facilities 2021-02	\$64,065.48	\$64,065.49	3/25/2022	4/4/2022	10/20/2022	10/20/2022			0
21021-04	Lake Nacimiento Water System Improvements	Inspect, assess, report defects and recommendations for repairs to a 100,000 gallon steel water tank presenting with visible leaks and	Dave Pratt Monterey County - Public Works, Facilities, and Parks 1441 Schilling Place, 2nd Floor	n/a	n/a	Joe Rosas	10625 Nacimiento Lake Drive Bradley, CA 93426	JOC Facilities 2021-02	\$15,000.00	\$15,000.00	n/a	n/a	n/a	n/a	n/a	n/a	0

JOB LIST

Contractor

QUINCON, INC.

JOB NO.	JOB NAME	DESCRIPTION OF WORK	OWNER	ARCHITECT/ENGINEER	CM	Quincon Project Manager	JOB SITE ADDRESS	CONTRACT NUMBER	CONTRACT PRICE	CONTRACT PRICE (incl. Change Orders)	NOTICE TO PROCEED	START DATE	SCHEDULED COMPLETION DATE	ACTUAL COMPLETION DATE	NOTICE OF COMPLETION	TIME EXTENSION GRANTED	LIQUIDATED DAMAGES
		defects at base.	(831) 755-4800														
21021-05	Manzanita Park Water System	Well & fence refurbishment	Dave Pratt Monterey County - Public Works, Facilities, and Parks 1441 Schilling Place, 2nd Floor (831) 755-4800	n/a	n/a	Joe Rosas	17100 Castroville Blvd Prunedale, CA 93907	JF02-21-04-18564-00	\$17,725.55	\$17,725.55	4/6/2022	4/11/2022	5/31/2022	5/31/2022	n/a		0
21021-06	Royal Oaks Park Water System Improvements	new water feed line from pump house to water tank and misc.	Dave Pratt Monterey County - Public Works, Facilities, and Parks 1441 Schilling Place, 2nd Floor (831) 755-4800	n/a	n/a	Joe Rosas	537 Maher Rd. Watsonville, CA 95076	JF02-21-06-18564-00	\$197,916.24	\$197,916.24	4/22/2022	4/26/2022	7/29/2022	7/29/2022	n/a		0
21021-07	Royal Oaks Park Sewer System Improvements	conduit from existing bathroom to another existing bathroom	Dave Pratt Monterey County - Public Works, Facilities, and Parks 1441 Schilling Place, 2nd Floor (831) 755-4800	n/a	n/a	Joe Rosas	537 Maher Rd. Watsonville, CA 95076	JF-02-21-05-18564-00	\$87,648.83	\$87,648.83	4/27/2022	5/2/2022	6/30/2022	6/30/2022	n/a		0
21021-08	Lake San Antonio Water System Improvements	Install new compressor on top of tank at middle of tank at 2" pipe location, Plug 2nd drain line with stainless steel plug, Replace primary drain valve with stainless steel drain valve	Dave Pratt Monterey County - Public Works, Facilities, and Parks 1441 Schilling Place, 2nd Floor (831) 755-4800	n/a	n/a	Joe Rosas	74255 San Ardo Road Bradley, CA 93426	JF02-21-08-18564-00	\$32,661.17	\$32,661.17	5/6/2022	5/11/2022	6/30/2022	6/30/2022	n/a		0
21021-09	Restripe Employee Parking Lot	Restripe parking lot	Patricia Lopez Monterey County - Public Works, Facilities, and Parks 1441 Schilling Place, 2nd Floor Salinas, CA 93901 (831) 755-4800	n/a	n/a	Joe Rosas	168 W. Alisal Street Salinas, CA 93901	JF02-21-11-18564-00	\$29,633.55	\$29,633.55	5/18/2022	5/25/2022	6/17/2022	6/17/2022	n/a		0
21021-10	King City Court House Drinking Fountain Replacement	Drinking fountain Replacement	Florence Kabwasa-Green Monterey County - Public Works, Facilities, and Parks 1441 Schilling Place, 2nd Floor Salinas, CA 93901 (831) 755-4800	n/a		Joe Rosas	250 Franciscan Way #A King City, CA 93930		\$11,027.03		6/15/2022	7/1/2022	7/29/2022	7/29/2022			0
21021-11	Lake Nacimiento Sewer System Improvement	generator/pump/moyor replacement with misc.	Dave Pratt Monterey County - Public Works, Facilities and Parks 1441 Schilling Place, 2nd Floor Salinas, CA 93901 (831) 755-4800				10625 Nacimiento Lake Park Bradley, CA 93426		\$136,742.83		7/12/2022	7/14/2022	10/28/2022	10/28/2022			0
21021-12	Lake San Antonio Sewer System Improvement	2 new septic tanks and one sewer man hole	Dave Pratt Monterey County - Public Works, Facilities and Parks 1441 Schilling Place, 2nd Floor Salinas, CA 93901 (831) 755-4800				74255 San Ardo Road Bradley, CA 93426		\$240,487.61		7/12/2022	7/14/2022	10/28/2022	10/28/2022			0
21021-13	Ice Machine Installation - San Ardo Yard	installing drain line from ice machine	Patricia Lopez Monterey County - Public Works, Facilities, and Parks 1441 Schilling Place, 2nd Floor Salinas, CA 93901 (831) 755-4800				Mainstreet San Ardo, CA 93450		\$7,252.20		8/9/2022	8/15/2022	9/9/2022	9/9/2022			0
21021-14	Salinas Laurel Yard Ice Machine Replacement		Monterey County Public Works, Facilities, and Parks 1441 Schilling Place, 2nd Floor Salinas, CA 93901 805-699-8816				855 E. Laurel Drive, C Salinas, CA 93905	JF02-21-14-18564-00	\$10,413.67		8/9/2022	8/15/2022	9/9/2022	9/9/2022			0
21031-01	SM PHD ADA POT	ADA Path of Travel	Darrell Goo County of Santa Barbara 1105 Santa Barbara Street			Joe Rosas	2115 Centerpointe Plaza		\$120,665.52								0

JOB LIST

Contractor

QUINCON, INC.

JOB NO.	JOB NAME	DESCRIPTION OF WORK	OWNER	ARCHITECT/ENGINEER	CM	Quincon Project Manager	JOB SITE ADDRESS	CONTRACT NUMBER	CONTRACT PRICE	CONTRACT PRICE (Incl. Change Orders)	NOTICE TO PROCEED	START DATE	SCHEDULED COMPLETION DATE	ACTUAL COMPLETION DATE	NOTICE OF COMPLETION	TIME EXTENSION GRANTED	LIQUIDATED DAMAGES	
	Project	Improvements	Santa Barbara, CA 93101 (805) 699-8816 dgoo@countyofsb.org				Santa Maria, CA 93455											
21031-02	Low Wattage AM Radio Stations (Sisquoc and Cuyama)	emergency AM radio tower	John Green County of Santa Barbara 105 E Anapamu St Santa Barbara, CA 93101 (805) 699-8816 jlgreen@countyofsb.org			Joe Rosas	2115 Centerpointe Place Santa Maria, CA 93455											0
21031-03	SM PD Office Remodel		Ashton Ellis County of Santa Barbara 11 05 Santa Barbara Street, 2nd Floor Santa Barbara, CA 93101 (805) 699-8816			Joe Rosas	Santa Maria Court Complex 312 East Cook Street Santa Maria, CA 93454		\$268,653.72		9/30/2022	3/13/2023	7/11/2023	7/11/2023				0
21031-04	SM APCD Office Renovation	building remodel and sewer improvementsEm	Steve Fernandez County of Santa Barbara 1105 Santa Barbara Street 2nd Floor Santa Barbara, CA 93101 805-922-6966			Joe Rosas	1011 W. McCoy Lane Santa Maria, CA 93455		\$130,060		6/20/2022	6/20/2022	7/20/2022	7/20/2022				0
21031-05	Engineering Building Restroom Renovation	Restroom renovation	Shane Mahan County of Santa Barbara 11 05 Santa Barbara Street, 2nd Floor Santa Barbara, CA 93101 (805) 699-8816 smahan@countyofsb.org			Joe Rosas	SB Engineering Building 123 East Anapamu St. Santa Barbara, CA	8001-21-1 QUIN	\$180,664.39		7/12/2022	7/12/2022	9/18/2022	9/18/2022				0
21031-06	Hedges House Kitchen Project	Kitchen Project Renovation	County of Santa Barbara 1105 Santa Barbara Street 2nd Floor Santa Barbara, CA 93101 805-922-6966				Hedges House Kirkham Project 6549 El Colegio Goleta, CA 93117	8001-21-1QUIN	\$149,014.78		7/28/2022							0
21031-07	Social Services Kitchen Remodel	Kitchen Project Renovation	Adriana Seymour County of Santa Barbara 1105 Santa Barbara Street, 2nd Floor Santa Barbara, CA 93101 (805) 699-8816 aseymour@countyofsb.org			Joe Rosas	Social Services Building 234 Camino del Remedio Santa Barbara, CA 93110	8001-21-1QUIN	\$23,246.07		11/18/2022	12/2/2022	3/1/2023	3/1/2023				0
21034	Maritime Residence 5 & 2 landscaping Supplemental		Scott Kern Director of Operations CSU Maritime Academy 200 Maritime Academy Dr Vallejo, CA 94590						\$33,524.80		12/01/022	12/7/2022	12/16/2022	12/16/2022				0
21033	GAOA ALT_ Repair MATOC_ Master																	0
21032	SM JV Hall HVAC Project	HVAC Units Replacement and Repairs	Steve Fernandez County of Santa Barbara 1105 Santa Barbara Street, 2nd Floor Santa Barbara, CA 93101 (805) 699-8816 SFernandes@countyofsb.org				4285 California Blvd. Santa Maria, CA 93455		\$319,924.83	\$319,924.83	12/13/2021	12/13/2021	5/19/2022	5/19/2022				0
21031	SB_JOC Master contract																	0

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QUINCON, INC.

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21030	Del Rio Retail																	0
21029	REG JOC Erosion control		Ming-Lan (Joy) Sun Sonoma State University 1801 E. Cotati Ave Rohnert Park, CA 94928						\$10,772.75		11/18/2022	11/19/2022	12/10/2022	12/10/2022				0
21028	South County Public Health Laboratory - Autoclave Improvements	Autoclave and lab Improvements	Ashton Ellis County of Santa Barbara 1105 Santa Barbara Street, 2nd Floor Santa Barbara, CA 93101 (805) 699-8816 aellis@countyofsb.org				Public Health Department 345 Camino del Remedio Santa Barbara, CA 93110 Santa Barbara, CA 93110		\$40,242.26	\$40,242.26	12/13/2021	2/1/2022	4/2/2022	4/2/2022				0
21027	SB JOC PCR Lab Improvements	PCR Extraction Lab Improvements	Ashton Ellis County of Santa Barbara 1105 Santa Barbara Street Santa Barbara, CA 93101 (805) 699-8816 aellis@countyofsb.org				Public Health Department 345 Camino del Remedio Santa Barbara, CA 93110		\$101,007.69	\$101,007.69	12/13/2021	2/7/2022	4/8/2022	4/8/2022				0
21026	South County Public Health Lab - Two-Phase Entry		Ashton Ellis County of Santa Barbara 1105 Santa Barbara Street, 2nd Floor Santa Barbara, CA 93101 (805) 699-8816 aellis@countyofsb.org				Public Health Department 345 Camino del Remedio Santa		\$21,397.39		12/13/2021	1/17/2022	1/31/2022	1/31/2022				0
21025	Habitat Mitigation and Monitoring Plan for the Bello Street Bridge Replacement	Planting new plants and maintenance.	City of Pismo Beach 760 Mattie Road Pismo Beach, CA 93449							\$495,429.00		1/10/2022	2/14/2022					0
21024	New Cuyama 8in waterline replacement	8-inch Waterline Replacement	Todd Morrison County of Santa Barbara 105 E Anapamu St Santa Barbara, CA 93101 (805) 699-8816 tmorrison@santa-barbara.ca.us				New Cuyama Fire Station 41 Newsome Street New Cuyama, CA 93754		\$46,798.61		12/22/2021	1/24/2022	2/7/2022	2/7/2022				0
21023	REG JOC Fence Sonoma	J Lot Contempo Fence	Ming-Lan (Joy) Sun Sonoma State University 1801 E. Cotati Ave Rohnert Park, CA 94928					121427	\$63,636.68	\$63,636.68	11/2/2021							0
21022	SB JOC Jalama Park Demolition Site 6	Demolition of Site Group Area Amenities • Demo log fence • Demo BBQ pits • Demo Benches and Fire Pit • Relocate or remove boulder	Todd Morrison County of Santa Barbara 105 E Anapamu St Santa Barbara, CA 93101 (805) 699-8816 tmorrison@santa-barbara.ca.us				Jalama Beach County Park 9999 Jalama Road Lompoc, CA 93436	8001-20-1QUIN	\$9,995.82									0
21021	Monterey CO JOC Master		COUNTY OF MONTEREY DEPARTMENT OF PUBLIC WORKS, FACTS ITTIPS & PARKS NANCY AYALA AVILA, MANAGEMENT ANALYST II 1441 SCHILLING PLACE SOUTH - 2ND FLOOR SALINAS, CALIFORNIA 93901-2438								10/27/2021							0

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QUINCON, INC.

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			E-MAIL: AYALAN1@CO.MONTEREY.CA.US														
21020	SM PD Unrestricted Access	Additional security fence at Public Defender office	Adriana Seymour County of Santa Barbara 1105 Santa Barbara Street Santa Barbara, CA 93101 (805) 699-8816 aseymour@countyofsb.org				Santa Maria Court Complex 312 East Cook Street Santa Maria, CA 93454	8001-20-1QUIN	\$101,983.90								0
21019	SB JOC DA office	Office Space Tenant Improvement	Susan Robertson County of Santa Barbara 1105 Santa Barbara Street Santa Barbara, CA 93101 (805) 699-8816 srobertson@countyofsb.org														0
21018	SM Juvenile Hall door replacement	Door replacement															0
21017	Branch New Classrooms Foundations & Site Work	New classroom foundation	Lucia Mar Unified School District 222 Stanley Ave. Arroyo Grande, CA 93420 (805) 474-3000 ext. 1032				970 School Rd. Arroyo Grande, CA 93420		\$1,366,879		4/12/2022	8/12/2022	1/31/2022	1/31/2022			0
21016	SB JOC Flood control window	Install secure public transaction window and drop box	Susan Robertson County of Santa Barbara 1105 Santa Barbara Street Santa Barbara, CA 93101 (805) 699-8816 srobertson@countyofsb.org														0
21015	SB JOC Betteravia 2nd floor office reconfiguration	Construct I.T. Office	Adriana Seymour County of Santa Barbara 1105 Santa Barbara Street 2nd Floor Santa Barbara, CA 93101 (805) 699-8816				Department of Social Services (SSM) 2125 South Centerpointe Pkwy Santa Maria, CA 93455		\$12,009.01		7/26/2021	9/20/2021	9/30/2021	9/30/2021			0
21014	6549 El Colegio Housing Facility	General facility repairs including public ADA requirements	Robert Ooley, FAIA County of Santa Barbara 105 E Anapamu St Santa Barbara, CA 93101 (805) 699-8816 rooley@countyofsb.org				6549 El Colegio Goleta, CA 93117	8001-20-1QUIN	\$56,478.52		5/26/2021	6/1/2021	6/14/2021	6/14/2021			0
21013	City Corporation Yard Maintenance Bldg Remodel & Addition, City Hall 1st Floor Safety Enhancement & Employee Lounge TI Project	Interior and Exterior Renovations	City of Pismo Beach 760 Mattie Road Pismo Beach, CA 93449 Chad Stoehr 805-779-1201 cstoehr@pismo-beach.org	Hunter Smith Architecture 860 Walnut Street, Suite B San Luis Obispo, CA 93401 Craig R. Smith, AIA 805-544-3380 craig@craigsmithaia.com	N/A		550 Frady Lane Pismo Beach, CA 93449		\$1,624,158.00		8/2/2022	8/3/2022	3/3/2022				0
21012	Vieja Valley Elementary School Multipurpose Room Project	Multipurpose Renovation	Hope School District 3970 La Colina Road #14 Santa Barbara, CA 93110 Mike Thomson 805-682-2564 mthomson@hopeschooldistrict.org	19-6 Architects 802 East Cota Street, Suite A Santa Barbara, CA 93103 Mel Enriquez 805-963-1955 menriquez@19six.com	N/A	Jose Quintana	434 Nogal Drive Santa Barbara, CA 93110		\$2,146,174.00	\$2,188,365.09	6/21/2021	6/21/2021	5/1/2022		1/9/2023		0

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QUINCON, INC.

JOB NO.	JOB NAME	DESCRIPTION OF WORK	OWNER	ARCHITECT/ENGINEER	CM	Quincon Project Manager	JOB SITE ADDRESS	CONTRACT NUMBER	CONTRACT PRICE	CONTRACT PRICE (incl. Change Orders)	NOTICE TO PROCEED	START DATE	SCHEDULED COMPLETION DATE	ACTUAL COMPLETION DATE	NOTICE OF COMPLETION	TIME EXTENSION GRANTED	LIQUIDATED DAMAGES
21011	Cayucos Elementary School Classroom Addition	Classroom Addition	Cayucos Elementary School District 301 Cayucos Drive Cayucos, CA 93431 Scott Smith 805-995-3694 ssmith@cayucoschool.org	PBK Architects 2520 Venture Oaks Way, Suite 440 Sacramento, CA 95833 916-682-9494	N/A		301 Cayucos Dr. Cayucos, CA 93430		\$921,182.00		6/7/2021	6/7/2021	2/22/2022				0
21008-01	Space Propulsion Lab		Cal Poly San Luis Obispo Sal Luis Obispo, CA 93407 Al Cruse 805-756-2524 alcruse@calpoly.edu	GOSS Engineering 255 East Rincon St., Suite 301 Corona, CA 92879 951-340-1977	N/A		Cal Poly San Luis Obispo, CA 93407	2000022278									0
21007	P & D Secured Entry Remodel	Interior Renovations	County of Santa Barbara 1105 Santa Barbara Street, 2nd Floor Santa Barbara, CA 93101 Susan Robertson 805-699-8816 srobertson@countyofsb.org	N/A	N/A		County Executive Office 105 East Anapamu Street, Santa Barbara CA 93102	8001-20-1QUIN	\$68,967.26								0
21006	Casa Nueva Remodel	Interior Renovations	County of Santa Barbara Ashton Ellis 1105 Santa Barbara Street, 2nd Floor Santa Barbara, CA 93101 805-699-8816 aellis@countyofsb.org	N/A	C/M		General Services Admin Space 260 N. San Antonio Road Suite B, Santa Barbara, CA 93110	8001-20-1QUIN	\$114,670.26								0
21005	West Cox Railing	Install Wood Railings	Housing Authority 815 West Ocean Avenue Lompoc, CA 93436 Mark Cromer 805-736-3423 markcromer@hasbarco.org	N/A	N/A		1141 W. Cox, Santa Maria, CA 93458		\$69,354.00	\$90,831.00	N/A	6/10/2021	7/10/2021	7/10/2021		N/A	0
21002	Pismo State Beach Gulton Trail Accessibility Improvements	Upgrade existing trails	State of California Department of Parks and Recreation One Capital Mall, Suite 410 Sacramento, CA 95814 Juan Ochoa 916-445-8654 Juan.Ochoa@parks.ca.gov	State of California Department of Parks and Recreation One Capital Mall, Suite 410 Sacramento, CA 95814 Juan Ochoa 916-445-8654 Juan.Ochoa@parks.ca.gov	N/A		555 Pier Avenue Oceano, CA 93445	C20E0022	\$699,774.00	\$746,842.00	10/1/2021	10/1/2021	1/28/2022	3/14/2022		45	0
21001	Social Services Betteravia Interview Room Project	Office Space Renovation	County of Santa Barbara 105 East Anapamu St. Room B5 Santa Barbara, CA 93101 Kaitlin Ransford 805-305-3816 kransford@countyofsb.org	N/A	N/A		2125 Centpointe Pkwy, Santa Maria, CA 93454	20016	\$36,650.00	\$36,650.00	1/15/2021	1/15/2021	2/19/2021	1/28/2021		N/A	0
20024	MESA STEM Academic Success Center	Site preparation for modular building	Allan Hancock Joint Community College District 800 South College Drive Santa Maria, CA 93454 Eric D. Smith 805-922-6966 ext. 3221 ericd.smith@hancockcollege.edu	19-6 Architects 560 Higuera Street, Suite C San Luis Obispo, CA 93401 Philip Armentrout 805-476-0399 parmentrout@19six.com	N/A		800 South College Drive Santa Maria, CA 93454-6399		\$389,698.00	\$443,513.40	1/19/2021	2/4/2021	7/31/2021	8/24/2021		24	0
20022	Arroyo Grande High School Building 800 Modernization	Modernization of the existing 800 Building at Arroyo Grande Hight School	Lucia Mar Unified School District 222 Stanley Avenue Arroyo Grande, CA 93420 Bryan Hagwood 805-474-3000 bryan.hagwood@lmusd.org	19-6 Architects 560 Higuera Street, Suite C San Luis Obispo, CA 93401 Daryl Petrilli 805-476-0399 dpetrilli@19six.com	N/A		495 Valley Road, Arroyo Grande, CA 93420		\$858,747.00	\$949,541.00	11/23/2020	12/11/2020	3/31/2021	7/30/2021		67	0
	Deerhorn Park		City of Santa Barbara Parks & Recreation 620 Laguna St. Santa Barbara, CA 93101				100 Cañon St Santa										



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

ARTICLE 38. VERIFICATION AND EXECUTION

These Bid Forms shall be executed only by a duly authorized official of the Bidder:

I declare under penalty of perjury under the laws of the State of California that the foregoing information is true and correct:

Name of Bidder Quincon, Inc.

Signature _____

Name Jose Quintana

Title President

Date 5/21/24



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

1.5 Non-Collusion Declaration The undersigned declares:

I am the President of Quincon, Inc., the party making the foregoing Bid.

The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Bid Price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price, or of that of any other Bidder. All statements contained in the Bid are true. The Bidder has not, directly or indirectly, submitted his or her Bid Price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 5/21/24 [date], at

Grover Beach [city], CA [state].

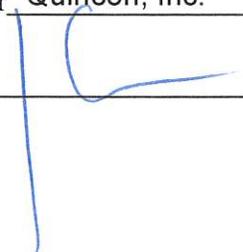
Name

Jose Quintana

Name of Bidder Quincon, Inc.

Title

President

Signature 



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

1.6 Iran Contracting Act Certification.
(Public Contract Code section 2200 et seq.)

As required by California Public Contract Code Section 2204, the Contractor certifies subject to penalty for perjury that the option checked below relating to the Contractor's status in regard to the Iran Contracting Act of 2010 (Public Contract Code Section 2200 *et seq.*) is true and correct:

- The Contractor is not:
 - (1) identified on the current list of person and entities engaged in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203; or
 - (2) a financial instruction that extends, for 45 days or more, credit in the amount of \$20,000,000 or more to any other person or entity identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203, if that person or entity uses or will use the credit to provide goods or services in the energy sector in Iran.
- The City has exempted the Contractor from the requirements of the Iran Contracting Act of 2010 after making a public finding that, absent the exemption, the City will be unable to obtain the goods and/or services to be provided pursuant to the Contract.
- The amount of the Contract payable to the Contractor for the Project does not exceed \$1,000,000.

Signature:

Signature: _____

Printed Name: Jose Quintana

Title: President

Firm Name: Quincon, Inc.

Date: 5/21/24

Note: In accordance with Public Contract Code Section 2205, false certification of this form shall be reported to the California Attorney General and may result in civil penalties equal to the greater of \$250,000 or twice the Contract amount, termination of the Contract and/or ineligibility to bid on contracts for three years.



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

1.7 Ukraine Compliance Form

**COMPLIANCE WITH ECONOMIC SANCTIONS
IN RESPONSE TO RUSSIA’S ACTIONS IN UKRAINE**

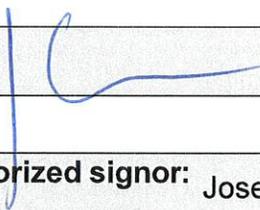
SAPC Information Notice 22-15

Per Executive Order N-6-22, all contractors and grantees that have agreements valued at \$5 million or more with agencies/departments subject to the California Governor’s authority are directed to report to their contracting or grantor agency or department regarding their compliance with economic sanctions imposed by the U.S. government in response to Russia’s actions in Ukraine, as well as sanctions imposed under state law, if any.

Instructions: Complete Section 1, provide a letter for Section 2 and return both to your CPA.

1) ATTESTATION OF COMPLIANCE:

Having conducted a good faith review, I attest that Quincon, Inc.
(agency name) is in compliance with the economic sanctions imposed by the U.S. government in response to Russia’s actions in Ukraine, as well as sanctions imposed under state law, if any.

Contractor/Provider Name (Printed): Quincon, Inc.	Contract Number (s): 9079
By (Authorized Signature): 	
Printed name and title of authorized signor: Jose Quintana, President	
Date of Signed Attestation of Compliance:	5/21/24

2) REPORT OF ACTIONS/STEPS TAKEN:

Attach a brief report to this notice form, on your agency letterhead describing the steps and actions, if any, you have taken in response to Russia’s actions in Ukraine and to ensure compliance with the EO. *Please note that responses may be subject to disclosure under the California Public Records Act. Accordingly, please do not include any confidential information or disclosures that could pose security risks.*



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

1.8 Public Works Contractor Registration Certification

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. See <http://www.dir.ca.gov/Public-Works/PublicWorks.html> for additional information.

No bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work.

Bidder hereby certifies that it is aware of the registration requirements set forth in Labor Code sections 1725.5 and 1771.1 and is currently registered as a contractor with the Department of Industrial Relations.¹

Name of Bidder: Quincon, Inc.
3333

DIR Registration Number: 1000024658

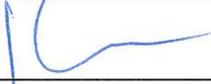
DIR Registration Expiration: 6/30/25

Small Project Exemption: ~~Yes~~ or No

Unless Bidder is exempt pursuant to the small project exemption, Bidder further acknowledges:

1. Bidder shall maintain a current DIR registration for the duration of the project.
2. Bidder shall include the requirements of Labor Code sections 1725.5 and 1771.1 in its contract with subcontractors and ensure that all subcontractors are registered at the time of bid opening and maintain registration status for the duration of the project.
3. Failure to submit this form or comply with any of the above requirements may result in a finding that the bid is non-responsive.

Name of Bidder Quincon, Inc.

Signature 

Name and Title Jose Quintana, President

Dated 5/21/24

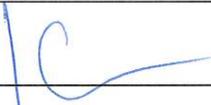
¹ If the Project is exempt from the contractor registration requirements pursuant to the small project exemption under Labor Code Sections 1725.5 and 1771.1, please mark "Yes" in response to "Small Project Exemption."



Department of Neighborhood Services and Public Safety
GOLETA TRAIN DEPOT PROJECT

1.9 Contractor's Certification Regarding Workers' Compensation

I am aware of the provisions of section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract.

Name of Bidder	<u>Quincon, Inc.</u>
Signature	<u></u>
Name	<u>Jose Quintana</u>
Title	<u>President</u>
Dated	<u>5/21/24</u>

ATTACHMENT 4

Conformed Plans & Specifications for the Goleta Train Depot Project

(ATTACHMENT 4)

Conformed Plans & Specifications for the Goleta Train Depot Project

Due to the size of the files, the Conformed Plans and Specifications for Construction of the Goleta Train Depot Project can be found at the following website:

<http://www.cityofgoleta.org/your-city/neighborhood-services/goleta-train-depot-project/final-plans-and-specifications-for-award-of-construction-conformed-set>

and are also on file with the City Clerk's Office.

ATTACHMENT 5

Goleta Train Depot Project Budget

Goleta Train Depot Project Budget

Fund	Account Number	Phase	Priors	2023-2024 Actuals	FY 2023-24 Encumbrances	FY 2023-24 Carryovers	Total FY 2023-24 Budget	FY 2024-25 Approved Budget	Carryovers + 2024-25 Budget	Budget Adjustment	Total Available Budget	Quincon	AVA Amd 4	UPRR Agreement	Remaining Budget	Total Project Cost
General Fund	101-90-9079-57071	Construction	\$ -	\$ -	\$ 7,970.50	\$ 92,029.50	\$ 100,000.00	\$ 900,000.00	\$ 992,029.50		\$ 992,029.50	\$ 327,085.16	\$ 651,811.03	\$ 13,133.31	\$ -	\$ 1,000,000.00
Transportation Facili	220-90-9079-57071	Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000.00	\$ 1,300,000.00		\$ 1,300,000.00	\$ 1,300,000.00	\$ -	\$ -	\$ -	\$ 1,300,000.00
Public Admin DIF	222-90-9079-57071	Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 722,000.00	\$ 722,000.00	\$ 73.67	\$ 722,073.67	\$ 722,073.67	\$ -	\$ -	\$ -	\$ 722,073.67
Long Range Develoq	230-90-9079-57071	Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300,000.00	\$ 2,300,000.00		\$ 2,300,000.00	\$ 2,300,000.00	\$ -	\$ -	\$ -	\$ 2,300,000.00
Bicycle & Pedestrian	235-90-9079-57071	Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000.00	\$ 85,000.00		\$ 85,000.00	\$ 85,000.00	\$ -	\$ -	\$ -	\$ 85,000.00
TIRCP	321-90-9079-57071	Construction	\$ -	\$ -	\$ 1,837,362.00	\$ 12,897,638.00	\$ 14,735,000.00	\$ -	\$ 12,897,638.00	\$ 123,500.00	\$ 13,021,138.00	\$ 13,021,138.00	\$ -	\$ -	\$ -	\$ 14,858,500.00
Transportation Facili	220-90-9079-57070	Design	\$ 49,900.18	\$ -	\$ -	\$ 99.82	\$ 99.82	\$ -	\$ 99.82		\$ 99.82	\$ -	\$ 99.82	\$ -	\$ -	\$ 50,000.00
Public Admin DIF	222-90-9079-57070	Design	\$ 305,541.49	\$ -	\$ -	\$ 16,955.84	\$ 16,955.84	\$ -	\$ 16,955.84		\$ 16,955.84	\$ -	\$ 5,089.15	\$ 11,866.69	\$ -	\$ 322,497.33
Bicycle & Pedestrian	235-90-9079-57070	Design	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000.00
TIRCP	321-90-9079-57070	Design	\$ 2,430,809.39	\$ 413,701.91	\$ 147,355.39	\$ 13,133.31	\$ 574,190.61	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,991,866.69
General Fund	101-90-9079-57050	Land Acquisition	\$ 2,656,172.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,656,172.30
Public Admin DIF	222-90-9079-57050	Land Acquisition	\$ 2,018,803.00	\$ -	\$ -	\$ 73.67	\$ 73.67	\$ -	\$ 73.67	\$ (73.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,018,803.00
Developer Agreeeme	231-90-9079-57050	Land Acquisition	\$ 2,031,177.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,031,177.70
Unfunded	999	Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,502,854.00	\$ 1,502,854.00	\$ -	\$ 1,502,854.00	\$ 1,361,318.17	\$ -	\$ -	\$ 141,535.83	\$ 1,502,854.00
			\$ 9,692,404.06	\$ 413,701.91	\$ 1,992,687.89	\$ 13,019,930.14	\$ 15,426,319.94	\$ 6,809,854.00	\$ 19,816,650.83	\$ 123,500.00	\$ 19,940,150.83	\$ 19,116,615.00	\$ 657,000.00	\$ 25,000.00		\$ 32,038,944.69