Background:
The City desires to demolish existing improvements at the San Leandro Marina and construct a new park along the existing jetties including some improvements within the water of the SF Bay. An inventory of items at the Marina that will be demolished is contained in a report by GHD dated January 2018 and schematic design plans for the new park dated August 7, 2023 have been prepared by BKF Engineers. The project is adjacent to land that contains the Marina Inn and Horatio's restaurant, both of which are to remain. The project is also adjacent to land that is proposed for development as described in an agreement between the City and Cal Coast Companies dated July 22, 2020.

Scope of Work:
This Package 1 contract is for design and drafting of construction documents as well as obtaining permits for phase one of the park as shown in the plans: "BCDC Exhibits – San Leandro Shoreline Development – 08/07/2023 and further refined on Attachment E (see attached). Specifically, the Package 1 scope of work includes design and engineering for Phase 1, which includes Zone 1, Zone 2, and select areas in zones 3 and 4 identified in Attachment E as "Package 1" integral to marine engineering and permitting. The construction budget for the project, including demolition, jetty stabilization, soil import, and park improvements is $50.5M including escalation to September 2026, the anticipated mid point of construction (see attached schedule). Consultant shall work closely with the City and Project Management team to accelerate the project schedule wherever possible. Consultant shall design to this budget.

TASK 1 – PROJECT COORDINATION AND MANAGEMENT
Consultant shall provide project management for each task for the duration of the project. Management activities shall consist of administration, coordination, meeting facilitation and quality control including the following tasks.

Task 1.1 – Project Coordination & Management

- Provide Project management, City and design team coordination
- Provide Project Directory of all team members
- Setup online digital platforms for the exchange of documentation, online coordination and redlines, and records.
- Coordinate with stakeholder groups including but not limited to Native American Tribal representatives, Kaimanu rowing club, and potential vendors
- Coordinate with City staff including Parks, Planning, and Maintenance staff
- Coordinate format of project deliverables, City standards, City Details, and specifications
- Provide project Coordination between Project Team and City Staff
- Coordinate park development with adjacent private developer for Zone 2, Zone 3, and Zone 4
- Coordinate City requirements such as ReScape (BayFriendly)/ Stopwaste
- Identify all project opportunities, constraints, concerns, & lessons learned
- Identify all long lead agency permitting tasks
- Establish and update a detailed project schedule for the completion of document milestones, agency reviews and permitting, City reviews, and all meetings
- Prepare Monthly Progress reports and supporting data. The progress report shall include accomplished tasks for the month, anticipated progress for the next month, pending issues and schedule completion target dates
- Prepare and submit budgets, performance reports, and invoices
- Manage and maintain budgets and tasks monthly

Task 1.2 – Quality Control/ Quality Assurance Plan

- Consultant shall establish a means to evaluate quality of the interface integration and confirm that conflicts do not exist in areas where various items of work are shown on several drawings. The QC/QA Plan shall include the following:
    - Coordination of work to provide quality, accuracy and consistency of all documents, including checking the accuracy of all details at interface conformance locations
    - Performance of Intra-Disciplinary Reviews (internal independent check process for each discipline). Checking that design is accomplished in accordance with appropriate design criteria and required processes.
    - Performance of Inter-Disciplinary reviews (external review process between disciplines conducted to ensure continuity among various disciplines) prior to each submittal
    - Review and coordinate all project terminology with layouts, details, specifications, measurement and payment, cost estimates, and bid form
    - Ensure that each submittal is accompanied by the Consultant's approval and certification that Intra-Disciplinary review, Inter-Disciplinary review and QC activities have been satisfactorily completed prior to submittal to the City

Task 1.3 – Project Meetings

- Prepare and coordinate all meetings, agendas and meeting notes
- Prepare and facilitate the project kick off meeting
    - Review project goals, budget, schedule, and existing information
    - Roles and communication protocols between team and City Staff
    - Identify project challenges and constraints for improvements and regulatory permitting
- Coordinate, schedule and conduct 30 bi-weekly team meetings
- Present at up to four (4) public city meetings
- Conduct up to (4) four Joint Resolution Team (JRT) meetings with the permitting agencies.
- Conduct up to (6) six meetings with project stakeholders (Native American Tribal representatives, Kaimanu rowing club, Audubon society, or others as identified) to coordinate project specific design elements
- Conduct design team internal coordination meetings as required

DELIVERABLES:

All deliverables shall be in pdf format except as noted below.

- Meeting agendas and Notes
- Monthly Progress Reports
- Quality Control Plan
- Project Directory
- Project Budgets

TASK 2 – PRELIMINARY INVESTIGATION

Consultant shall review all existing information, collect supplemental information, and prepare reports or other documents as required to support the design, drafting, and permitting of the project. Work will include but not be limited to the following items required to complete the overall scope of work described herein.

Task 2.1 – Data Collection

- Obtain and review applicable base data provided by the City of San Leandro which may include: CAD files, existing plans, previous design efforts, previous regulatory agency authorizations and agency correspondence, geotechnical report, studies, signal plans, as-builts plans, record drawings, topographic surveys, prior demolition reports and engineering studies to assess site conditions.
- Request documentation from all utility companies
- Request copies of City documentation for recent Bid Results and lessons learned
- Review environmental reports and prior dredging records to aid in preparation of a materials handling plan and disposal strategy for the proposed demolition work
- Prepare an environmental data request list that outlines specific information and details required by the various permit applications. The data request list will track items requested by CONSULTANT, dates requested, dates fulfilled by other project team members, and decisions made by the design team or City in response to the requests. Example data requests include:
    - project schedule and seasonal work windows
    - list of construction equipment
    - details on construction access and staging, etc.
- Conduct a visual reconnaissance survey to document field conditions, compare the current conditions against descriptions and maps provided with prior documents such that a base plan for the contract drawings, and a base plan for the shoreline improvements can be prepared.
- Conduct site meeting with City Staff to review existing conditions, review existing elements for demolition or salvage, and understand all perimeter conforms.
- Request City standards for Park development including:
    - EV chargers
    - Irrigation standards
    - Lighting, Lighting Controls, Electrical, Telecom Infrastructure and WiFi Equipment Standards
    - Park Standards
    - Basis of Design Standards for utilities, sewer, storm drains, stormwater
    - Preferred trees, shrubs and groundcovers which are maintainable to City staff.
    - Preferred Bayfriendly / stopwaste Goals
- Provide a written project summary of potential issues and constraints.

Task 2.2 – Supplemental Topographic Field Survey

- Provide additional aerial and topographic field survey using NAVD88 datum to capture existing trees, above grade structures, specific areas for conform, to verify certain existing conditions to help delineate limits of demolition, rough grading, and conform.
- Provide underground utility locating and survey, and inverts for all conform utilities.
- Integrate boundary survey with Cal Coast scope of work
- Existing Topographic Survey Data Conversion (NGVD 29 to NAVD88 Vertical Datum): Since the various permitting agencies will require the project to use vertical datum NAVD88, Consultant shall convert the existing topographic ground survey of the project (aerial excluded), from NGVD29 to NAVD88 vertical datum. This includes mapping of the existing ground topographic survey and existing utilities survey.

Task 2.3 – Hazardous Materials Testing

- Perform pre-demolition surveys to assess if existing structures contain lead-based paint and/or asbestos. Evaluate existing paints on metal work.

    - Pre-demolition survey for asbestos will include existing buildings and structures previously not covered by GHD study, Fishing Pier, wooden sea wall.
    - Previous GHD marine sediment testing indicates concentration of metals and PCBs below respective RWQCB environmental screening levels for residential soil.
- Prepare abatement specifications for handling and removal of hazardous materials based on the results of the previous hazardous materials assessments and the results of the pre-demolition survey(s).

Task 2.4 – Environmental Investigations

- Perform a current Phase I Environmental Site Assessment (ESA) – Previous Phase I ESA was performed in 2017.
    - Phase I ESA will include review of previous environmental investigations to determine the extent of additional environmental exploration needed.
- Perform a limited Phase II Environmental Site Assessment to supplement previous soil and groundwater sampling activities performed in 2017.
    - Sampling activities to include additional investigation of potential residual impact from presence of former UST near the vicinity of the Harbor Master's Office
    - Perform a Soil Vapor Assessment

Task 2.5 – Geotechnical Report

- Analyze and review data from previous site geotechnical reports
- Consultant shall drill additional borings for up to three (3) days at various locations throughout the site, based on current project and proposed improvements
- Test soil samples from borings in a laboratory including moisture content, gradation, Atterberg Limits, strength testing, consolidation, and corrosivity. Test results will be presented in an appendix in the geotechnical report.
- Analyze the subsurface conditions from previous geotechnical assessments, new geotechnical borings, and laboratory test results and prepare a geotechnical report that will include the following:
    - Site seismicity and seismic hazards, including the potential for liquefaction, lateral spreading, and estimated seismically induced settlement
    - Treatment of geotechnical constraints such as loose/soft surface soil, existing fill, compressible soil, expansive soil, liquefiable soil, and lateral spreading, as necessary, based on field exploration results
    - Analysis of potential total and differential settlement due to liquefaction and consolidation
    - Conceptual measures to mitigate hazards, geotechnical constraints, and predicted settlements
    - Foundation design recommendations for recommended foundation types of the proposed storage, maintenance, restroom, and recreational structures and California Building Code (CBC) seismic design criteria
    - Foundation design recommendations for overwater overlook and boat ramp including lateral loading design parameters for input into L-Pile
    - Slope stability analysis of the existing and proposed embankments and mitigation measures for slope instability, as needed
    - Site grading recommendations, including fill placement recommendations, utility backfill, and recommendations for site drainage
    - Retaining wall recommendations

    - Secondary slab-on-grade (flatwork) recommendations
    - Pavement recommendations for hot mix asphalt
    - Geotechnical recommendations associated with stormwater treatment
- The geotechnical report will include a summary of the existing conditions and proposed improvements, surface and subsurface conditions, groundwater observations, seismicity, laboratory test data, boring log data, and a site plan showing exploratory locations and improvement limits.

Task 2.6 – Bathymetric Survey

- Mobilization and Calibration
    - Coordination with Project Managers, field plan and HASP generation and the programming of the sonar acquisition computers and getting the vessel and crew to the site.
- Condition Multibeam Bathymetric Survey
    - Collect near 100% bottom coverage throughout the survey footprint.
    - The survey footprint includes the marina basin, and the southern, western and northern outside shorelines.
- Collect Topographic Data
    - The Bathymetric Survey Team will also collect LiDAR-based topographic data in order to supplement the bathymetric data collection effort. This will ensure a seamless surface between the bathymetry at the toe of the surrounding levee up to the top of levee bank (above MHHW).
    - Existing culverts will also be identified and surveyed.
- Raw Data Reduction, Charting and Reporting
    - Raw sonar data will be reduced to bathymetric elevations (Ft. MLLW) and the following deliverables will be submitted:
    - Plan view drawing showing contours at 1-foot intervals (in PDF and AutoCAD format)
    - Survey Report: detailed report of survey outlining equipment, calibration procedures and results amongst other important metadata.
- All elevations will be represented using NAVD88 datum.

Task 2.7 – Arborist Report

- Site visit to inspect, inventory, and tag all trees on site that are greater than 6 inches DBH and along the project site's immediate perimeter
- For each tree, data on species, tree health, DBH, and canopy (dripline) will be collected
- Following completion of the site visit, Consultant will prepare an Arborist Report, including individual tree evaluation, tree location, numbering plan, protected trees, and trees which may be suitable for transplant within the project limits.

Task 2.8 - Biological Resources Technical Memorandum

- Reconnaissance-level site visit of the project area. The site visit will be conducted during low tide when subtidal communities are exposed to allow biologists to assess whether sensitive habitats, such as eelgrass beds or native Olympia oyster colonies are present and need to be considered further.

- Search relevant databases to determine which protected species and/or critical habitat have potential to occur in the vicinity of the project; these databases will include the California Department of Fish and Wildlife (CDFW) Natural Diversity Database, the California Native Plant Society database, and the U.S. Fish and Wildlife Service county list. While database searches were

previously conducted as part of the project's CEQA documentation, these databases were last assessed for the project over five years ago; therefore, it is necessary to update them. Based on these database searches and a review of other CDFW lists and publications, Consultant will generate a list of species with potential to occur within the vicinity of the project site. In addition, available aerial photography, U.S. Geologic Survey (USGS) maps, and other sources will be reviewed to identify the current or historic extent of jurisdictional waters and wetlands.

- Prepare a biological resources technical memorandum that identifies existing conditions at the project site and potential biological and regulatory constraints, including plant and wildlife species (also fish) that are expected to be of concern to state and federal permitting agencies. The work product will include a map of sensitive and non-sensitive biological communities or land cover types and a map depicting the presumed extent of jurisdiction by applicable regulatory agencies.

    - The report will rely upon the 50% design and project description developed under Task 3.1 to present an analysis of anticipated project impacts to jurisdictional areas associated with the phases of the project. Consultant will quantify anticipated fill placement and fill removal. As part of this impact analysis, Consultant will prepare one or more maps that overlay grade and fill information within jurisdictional limits to depict anticipated impacts to jurisdictional features. These impact figures will be used for permit applications and supporting documents (Task 5). In addition, the resulting impact analysis will inform the compensatory mitigation strategy described in Task 2.9.

- This report will not be prepared as a CEQA-level technical report, but instead will draw upon relevant biological resources impacts and mitigation measures identified in the existing EIR. This report will integrate the prior CEQA analyses with the information Consultant collects regarding currently existing conditions to draw conclusions regarding species avoidance and minimization. Any species that were not addressed by the EIR but should be addressed due to changes in species status or agency practices will be discussed. This report will include maps depicting the land cover types and anticipated impacts to sensitive natural resources and species habitats.

Task 2.9 – Compensatory Mitigation Strategy

If the impact analysis conducted under Task 2.8 indicates the project will result in a net increase in Bay fill, regulatory agencies are likely to require the project provide a clear and implementable plan for compensatory mitigation. While the EIR for the City's larger project acknowledges that compensatory mitigation will be required for net fill in jurisdictional wetlands and waters, the EIR does not appear to propose a mitigation option or concept. Because a feasible compensatory mitigation option has yet to be identified and vetted by the regulatory agencies, Consultant will coordinate with the City and the design team to identify a range of potential compensatory mitigation options for the project. The likely mitigation options will include:

1) purchase of tidal waters credits from the one existing mitigation bank in the Bay;
2) identifying another party's tidal wetland restoration project that will accept funding from the City in lieu of on-site mitigation, and
3) providing on-site living shorelines enhancements as part of the project design.

CONSULTANT will summarize the preliminary options in a memorandum to the City. With the City's permission, these options will be presented to or discussed with the regulatory agencies at a pre-application

interagency meeting (see Task 5.2) to gauge the regulatory feasibility of the mitigation options. Once a feasible mitigation option has been verbally agreed upon by the City and the applicable regulatory agencies, CONSULTANT will prepare a second memorandum outlining the mitigation concept in a manner that can be incorporated into permit applications.

Subtask 2.10 —Sedimentation Testing at Boat Launch

Previous testing of lagoon and perimeter sediments where work is planned to occur indicate that the material was suitable for a combination of Unconfined Aquatic Disposal and placement at the Dredged Material disposal ponds near the Golf Course. Although minimal to no dredging is proposed within the marina berth areas, the new Boat Launch area will require dredging of materials that have not been dredged before. Sampling and testing, consistent with guidance from the Dredged Material Management Office (DMMO), will be needed for the proposed dredging and disposal of excavated material. Specific tasks associated with this include Pacific EcoRisk performing the following:

- Preparation of the Sampling and Analysis plan (SAP) to be submitted to DMMO for approval of the sampling program
- Sediment sampling based on DMMO requirements (4 sediment cores, one composite sample tested)
- Laboratory analysis based on typical DMMO requirements
- Preparation of the Sediment Test Results (STR) to be submitted to DMMO
- Participation in meetings with DMMO

DELIVERABLES:

All deliverables shall be pdf format except as noted below.

- Bathymetric Survey
- Existing document summary
- Environmental Data Request List
- Geotechnical Report
- Hazardous Materials Abatement Specifications
- Hazardous Materials Report
- Memorandum of known compensatory mitigation options
- Memorandum summarizing project's compensatory mitigation approach to be proposed in permit applications
- One draft and one final Arborist Report
- One draft and one final Biological Resources Technical Memorandum
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment to assess the former UST location and to supplement previous sampling activities (increase spatial coverage of sample locations, include limited soil vapor assessment)
- Project Issues and Constraint Summary
- Sediment Sampling and Analysis Plan
- Sediment Testing Results
- Supplemental Topographic Survey in AutoCad and pdf

SCHEDULE:

Task 2 shall be completed within 26 weeks of notice to proceed.

TASK 3 – DESIGN DEVELOPMENT

Consultant shall develop plans, specifications, and estimates for one bidding package with add alternates as listed here.

- *Package 1, Zone 1/ Phase 1 Mulford point, Pescador Point, Boat Launch and Zone 2 Shared Parking (Add Alternate), all as described in the RFP, work shall include:*
    - *Marina demolition & decommissioning including:*
        - *Neptune Drive Sea Wall Replacement (Demo wood structure and replace with concrete seawall)*
        - *Sea Plane Launch and coastal zone immediately south towards El Torito (Demo/Rebuild Shoreline)*
        - *Pescador Boat Lift (Demo)*
        - *Pescador Boat Ramp (Demo/Rebuild shoreline)*
        - *Fishing Pier (Demo)*
    - *Landside Demolition*
    - *Rip Rap Extension*
    - *Grading and sea level rise mitigation*
    - *Interim Bay Trail*
    - *Shared Parking lot*
    - *Utility Coordination*
    - *Hydroseed or similar ground surface treatment*
    - *Pescador Point restroom and boat launch*

Work shall include but not be limited to the following tasks required to complete the overall scope of work described herein.

Subtask 3.1 – 50% Design Development

- Prepare the 50% Design Development Plans and Estimates based on the Marina Decommissioning report, Coastal Engineering report, Conceptual Design for Shoreline Improvements, data collection, project goals and project budget.
- Develop a utility and infrastructure Masterplan which documents the electrical (EV chargers, Lighting), data, dry utility, City fiber backbone, wet utilities and irrigation needs for project packages 2, 3 and 4. Detailed utility plans, profiles and calculations are excluded. This plan shall provide the sizing, inverts, and conforms required for Bid Package 1 (zones 1 and 2, and key areas of zones 3 and 4 identified in Attachment E) to support the park expansion in future phases.
- Coordinate all work including: limits of work, temporary pedestrian access, construction access, lagoon demo access, existing elements to remain, demolition, surcharging, grading, utilities and services, future utility connections, and perimeter conforms for each package.
- Coordinate conforms of adjacent private development including perimeter conforms, construction phasing, development schedule, Interim access as described in Subtask 3.5, surcharging, sea level rise mitigation, grading and drainage, wet and dry utilities, fire access, garbage access, lighting, parking, park elements, kayak and canoe storage facilities, and views.
- Provide traffic safety analysis, specifically regarding vision sight triangle and pedestrian crossings within the project limits. The analysis will be shown on site exhibits, at no more than four locations.
- Develop overall irrigation master plan showing services, anticipated water meter sizes for ultimate project buildout

- Coordinate needs for maintenance access, garbage access, Police access thru the project site.
- Develop wet utility infrastructure master plans showing all storm, sewer, domestic water services, and fire services for ultimate project buildout.
- Coordinate perimeter conform invert elevations of wet utilities
- Coordinate utility capacities and anticipated flows for storm drain, sanitary sewer and domestic water.
- Review and Coordinate ReScape and Green Infrastructure requirements and opportunities
- Develop project description for permitting and technical studies.
- Perform electrical load calculations for all electrical devices including but not limited to; EV chargers, lighting, convenience power, irrigation and pre-fab buildings to determine transformer sizing.
- Perform coastal engineering analyses to estimate armor rock size, rock gradation, and required shoreline elevations around the limit of work within the marina basin and along the Bay
- Conduct engineering analyses related to reconfiguration of the shoreline at the following locations:
    - The 2 boat launch ramps (McClure and Old Ramp)
    - The Spinnaker Yacht Club (SYC)
    - The fishing pier
    - The former boat hoist piers south of the SYC
    - Remnant pier foundations at the northwest corner of the marina basin
    - Gangway abutments along the marina basin edge
    - Neptune Drive Seawall replacement
    - Sea plane launch and adjacent low area directly to the south.

- Prepare 50% Design Development plans for Package 1 based on National CAD Standards including:
    - Cover Sheet
    - Legends and Notes
    - Pedestrian Site Access plan
    - Existing Conditions Plans for all landside above grade elements, below grade wet and dry utilities, shoreline and Marina elements.
    - Erosion Control Plans and Details
    - Demolition Plans- Landside
        - Building and materials demolition
        - Wet and Dry Utility demolition
    - Demolition Plans - Marine side
        - Dock removal, guide piles, gangways, abutments, and utilities
        - Drawings for reconfiguring the shoreline at the locations described in Task 2 above. Design criteria will include exposure to waves and storms, Phase 1 park grades, and geotechnical conditions including slope stability and settlement
    - Civil Site Plan
    - Surcharge Grading and/or Ground Improvement Plans, as necessary
    - Rough Grading Plan raising grades to 2070 Sea level rise elevations.
    - Typical Civil Site Sections
    - Grading and Drainage Plans
    - Civil Utility Plans
    - Fire Access Plan
    - Import soil plan for planting areas
    - Prefabricated Building Plans

- Landscape Layout Plans
- Layout enlargements of:
  - Interim Mulford Point Overlooks (2)
- Landscape Materials Plans
- Landside Planting Plans and Details integrating ReScape requirements including native planting buffers, coastal planting, Lawn areas, Stormwater Treatment basins, windbreak planting, and habitat planting
- Irrigation Masterplan for controller systems and both permanent and temporary irrigation systems
- Environmental Graphic Signage Plans for Package 1
  - Bay Trail Sign
  - Park identification / Entry sign
  - Mileage markers
  - Historical replacement plaque for Oyster Beds Mosaic
  - Interpretive and Educational Signage Plan and Elevations for up to 9 signs
  - Support on text & technical markups for signage
- Preliminary construction details for Landscape work including:
  - Planting, Boulders, Import soil, Seat walls, Site Furniture, Drinking Fountains, Bay Trail, Pavement Sections,
- Preliminary construction details for all Civil, Coastal, Electrical, Geotechnical, and Structural work.
- Shoreline improvements Plans along the park edges
- Marine Engineering plans and details for
  - Neptune Drive sea wall
  - Boat ramp
  - Floating Kayak launch and canoe storage
- Lighting Plans - conceptual for typical spaces for comment/review
- Photometric Plans - preliminary typical areas only
- Electrical Plans - major equipment only
- Colored utility plan exhibit depicting all known existing dry utilities
- Preliminary Joint Trench Intent plans showing joint trench route, based on utility data and field investigation. Locate transformers, Telephone, CATV and Electrical equipment, Electric panel sizes and voltages- Utility Boxes will not be included at this stage.
- Conceptual prefabricated Building Plans, stall configurations to minimize bathing and vandalism, layouts and fixtures including security doors, water heaters, lavatories, urinals, dispensers, sinks, materials, finishes, roofing types, colors, and building elevations.

- Prepare 50% Cost estimate for Package 1
- Prepare a single outline specification book covering work within Package 1

Subtask 3.2 – 100% Design Development

- Coordinate a Joint Resolution Team (JRT) meeting to review 50% Design Development Plans and Estimate.
- Prepare response to 50% DD comments on a JRT comment/ response matrix.
- Prepare revised 100% Design Development package for submittal integrating City comments, stakeholder/ tribal comments, project updates, agency requirements, and coordination.

- Review 50% signage graphics, messaging, and locations with Stakeholders and City staff to receive comments and implement design changes.
- Provide a geotechnical review of the 100% Design Development Plans

Subtask 3.3 - Project Graphics

- Prepare supporting rendered plan graphics at each project milestone (50% & 100% Design Development, 50% and 100% Construction Documentation) to support the Cities website and public notification.
- Prepare graphic packages including rendered site plans, inspiration imagery, materials, and planting for all public meetings (City Council, Planning Commission)
- Update rendered project sections at each milestone to reflect the project direction.
- Provide up to 2 initial and revised project photo simulations of proposed park improvements.

Subtask 3.4 - Preliminary Coastal Engineering and Shoreline Reconfiguration Report

- Provide an Existing Shoreline Conditions Analysis and SD Level Concepts
    - Show limits of demolition, shoreline reconfiguration at the existing launch ramp, Blue Dolphin area, Neptune Drive timber seawall, and Seaplane Launch
    - Prepare exhibits for the proposed Environmental Studies/Permit Documents
    - Provide analyses for the new marine facilities including launch ramp, kayak dock and fishing piers. The two overlook structures on Mulford Point are assumed to be on grade.

DELIVERABLES:

All deliverables shall be pdf format except as noted below.

- Preliminary Designs
- Material Images
- Utility & Infrastructure masterplan
- 50% and 100% Design Development Plans and Cost estimates in Microsoft Excel and PDF
- Outline Specifications in Microsoft Word and PDF
- Project Graphis, Sections and Photosimulations for Public notification and public meetings in jpg and PDF
- Project description suitable for use in biological and cultural resources technical reports and permit applications, including up to three rounds of City comments and input on project description. In Microsoft Word and PDF

MEETINGS:

Coordination meetings with City Staff (virtual): 8

SCHEDULE:

Schedule: Consultant shall complete Task 3 within 26 weeks after the completion of Task 2. Graphic support will extend beyond until the completion Task 4 & 5.

TASK 4 – CONSTRUCTION DOCUMENTS

Consultant shall prepare plans, specifications, and estimates suitable for construction via a public bid. Work shall include but not be limited to the following.

Subtask 4.1 – 65% PS&E

- Coordinate a Joint Resolution Team (JRT) meeting to review the 100% Design Development Plans and Estimate
- Prepare response to the 100% DD comments on a JRT comment/ response matrix
- Coordinate all Bid package 1 work including: limits of work, temporary pedestrian access, construction access, lagoon demo access, existing elements to remain, demolition, surcharging, grading, utilities and services, future utility connections, and perimeter conforms for package 1
- Identify VE options or Alternates for incorporation into the 65% PS&E
- Coordinate park elements with City staff and design team including: project phasing and timeline, conform grading, site grading, accessible path of travel, surcharging, demolition phasing, drainage, dredging (optional service), site access, construction staging zones, utility locations and connection points, structural elements, fire, police, and garbage access, water and sewer services for buildings and irrigation system, corrosion resistant finishes and materials, fencing, stormwater, traffic safety, sight lines, and structural footings with design team
- Review, coordinate, and finalize all materials, finishes, colors, hardware, plumbing fixtures, lighting, HVAC, penetrations, security locks, occupancy lighting, and locks for the prefabricated Restroom/ Recreational Equipment building.
- Finalize all park materials including: paving, signage type, art elements, park amenities, site elements, fencing, irrigation components, plant list, and City Standard Landscape elements
- Coordinate signage graphics and messaging with stakeholders
- Coordinate all in grade elements such as trees, light footings, fence footings, and buildings with all underground utilities and clear zones
- Manage and Coordinate Existing Dry Utility work with PG&E to demolished:
    - Submit PG&E application for electric and gas service cut offs
    - Submit removal plan to existing telecommunication and fiber companies to disconnect service
    - Coordínate PG&E demo designs. PG&E/City Permitting coordinated by others.
    - Facilitate communication between utility rep and construction team regarding site logistics
- Provide geotechnical review of the 65% plans
- Manage and Coordinate New Dry Utility work with PG&E to develop:
    - (2) Service application and filing for all utilities
    - Design team meetings including PG&E meetings
    - Preparation of preliminary joint trench intent drawings and Form A
    - Distribution of preliminary joint trench plans to intended future utility service providers
    - Determine and indicate points of connection for all affected utilities and services
    - Identify utility vaults and substructures for dry utilities
    - Coordinate service points of connection or demarcation locations
    - Submittal of plans and comment responses to project team for coordination

- Updated 100% Design development plans to 65% construction documents and include additional plans:
    - Horizontal Control Plans
    - Utility Plan & Profiles
    - Signage and Striping Plans
    - Dry Utility Plans

        - Design and submit PG&E preliminary electric drawings, including job instructions and material summary
        - Create material lists associated with electric drawings
        - Coordinate with AT&T and Comcast
        - Obtain AT&T and Comcast designs for inclusion into composite and redraft them for clarity using the latest civil background
        - Complete joint trench design, create composite drawings and 'Form B'
        - Design trench cross sections, indicating occupancy for each utility, and show street cross section that depicts joint trench location relative to face of curb
        - Design future fiber (CLEC) conduit system
        - Design updates and submittals, per city comments,
    - Layout Enlargements
    - Irrigation Plans
    - Environmental graphic sign details, messaging, and sections.
    - Electrical Plans
        - Power to pre-fabricated building (stub-up only)
        - Lighting Controls
        - EV chargers and power infrastructure
        - Irrigation Controller power provision and Power bollards at Park
        - Vehicular and pedestrian pole luminaire design layout
        - Convenience power locations
    - Telecommunication Plans
        - WiFi Access points and associated Infrastructure
        - WiFi capacity and coverage planning
    - Structural plans, details, and calculations for:
        - Assessment, anchoring, foundations for 3 existing sculptures and memorials which are to be relocated on site: Lost Boat memorial, Oyster Beds Mosaic, and Jack D Malstester Channel Commemoration plaque
        - Light post footings - vehicular and pedestrian
        - Structural support/bracing for electrical equipment as needed
        - Foundations for Pre fabricated restroom buildings
        - Provide structural coordination of landscape elements including: Site retaining walls at grading perimeter conforms, and Vehicular Gate (1).
        - Gateway monument sign support and foundations, design services
    - Construction details for all civil, electrical, landscape and structural work
- Prepare 65% Cost Estimate
- Prepare 65% Project Specifications
- Provide Draft 65% QC/QA set for internal coordination and review.
- Perform verified Quality Control/ Quality Assurance review of the entire plan set.
- Integrate QC/QA review comments into final 65% PS&E submittal.

Subtask 4.2– 100% PS&E

- Perform a geotechnical review of the 100% plans
- Coordinate a Joint Resolution Team (JRT) meeting to review 50% Design Development Plans and Estimate to gain concurrence as to how the documents will be revised as appropriate to incorporate City comments.

- Prepare response to 65% PS&E comments on a JRT comment/ response matrix
- Provide written response matrix to City's comments on 65% PS&E
- Update all plans, specifications, and estimates from 65% to 100%
- Finalize Dry Utility Plans including:
    - Finalize electric design and obtain approval from PG&E for electric drawings, including job instructions and material summary
    - Prepare (1) bid package and material specifications. Bid package to include unit price bid form, electric plans, material lists, and job instructions. Radius can provide a bid package prior to CD phase upon request.
    - Radius Design will, by request, issue one bid package to selected joint trench bidders; including review of bids for accuracy
    - PG&E approval of electric designs
    - PG&E approval of joint trench design, composite, and 'Form B'
    - Schedule, coordinate, and attend one pre-construction meeting at job start up; Radius Design will document meetings and relay meeting minutes, provide construction documents to attendees via hard copy and electronic file sharing location
    - Review and analyze utility contracts and fees, one meeting included in scope
    - Design updates and submittals, per city comments
    - Design updates and revisions for as built drawings. Actual locations of trenching and equipment installation to be confirmed and provided by contractor or others.
- Provide all project calculations including
    - Title 24 Energy Calculations and Forms
    - MWELO Water use calculations
    - Stormwater Treatment calculations
    - Storm Drain calculations
    - Sanitary Sewer calculations
    - Earthwork (cut/fill) calculations
    - Structural calculations
- Provide Stormwater Management Plan (SWMP), aka Water Quality Management Program (WQMP) report
- Provide 100% technical specifications in CSI 50 Division format
    - Provide modified front end City standard specifications to suit Project. Modified sections include, but not be limited to, general information, summary of work, measurement and payment for bid items, and permitting and agency regulatory requirements.
    - Identify special inspection requirements
    - Provide required information to the City's Project Specific Specification Green Book (Division 1). The Consultant and Project Manager shall provide review and redlines of City standard Green Book specifications for incorporation into the Contract Documents. Information shall include:
        1. Description of work
        2. Type of contractor's license required
        3. Construction schedule
        4. Bid schedule for the bid package
        5. Requirements for Contractor's statement of qualifications
        6. Identification of any changes to the City's standard specifications that are required

7. EIR mitigation requirements

- Prepare updated 100% engineering cost estimate
- Prepare updated project schedule
- Identify any long lead items which may impact the construction schedule. Provide specifications to prioritize material submittals
- Provide Draft 100% QC/QA set for internal coordination and review
- Perform verified Quality Control/ Quality Assurance review of the entire plan set
- Integrate QC/QA review comments into final 100% PS&E submittal

Subtask 4.3 — Dredging

- The Consultant will coordinate with the selected dredged material sampling and testing laboratory and provide the proposed footprint of dredging, depth of dredging, and the volume of material to be dredged to them for inclusion in the Sediment Sampling and Analysis Plan. We anticipate that the dredged material will be temporarily stockpiled on land and disposed off at an appropriate upland location selected by the contractor.
- Design documents for the Boat Launch Ramp will incorporate dredging limits and details in the Plans, and technical specifications will include material handling and disposal. Dredging limits and depths will be developed to match existing access

Subtask 4.4 Bid Documents

- Meet with City staff to review City comments on the 100% submittal and gain concurrence as to how the documents will be revised as appropriate to incorporate City comments. Coordinate and document meetings as required
- Provide written response matrix to City's comments on 100% PS&E.
- Incorporate City final review comments of 100% PS&E into Bid Documents.
- Provide Draft Bid QC/QA set for internal coordination and review.
- Perform verified Quality Control/ Quality Assurance review of the entire plan set.
- Integrate QC/QA review comments into final Bid PS&E submittal.
- Prepare stamped and signed Bid Contract Documents (Plans & Specs) for Bid Advertisement.

DELIVERABLES:

- 65% and 100% PS&E (PDF's)
- Bid Contract Documents (AutoCad, PDF's, Excel, and Word documents)
- QC/QA verification (PDF's)

MEETINGS:

Coordination Meetings (Virtual): 20

SCHEDULE:

Consultant shall complete Task 4 within 65 weeks of the completion of Task 3

TASK 5 – PERMITTING

Consultant shall apply for and obtain necessary permits for project implementation, including authorizations from the following entities. City will pay permit fees directly or reimburse consultant for permit fees at actual cost without markup:

- *Alameda County Fire*
- *Army Corps of Engineers (ACE)*
- *Bay Area Air Quality Management District*
- *Bay Conservation and Development Commission (BCDC)*
- *City of San Leandro Building Dept.*
- *East Bay Municipal Utility District*
- *PG&E*
- *National Marine Fisheries Service (NMFS)*
- *State Water Resources Control Board (for SWPPP)*
- *San Francisco Bay Regional Water Quality Control Board (RWQCB)*

Subtask 5.1 – Utility Service Coordination

- Provide PG&E and AT&T application, coordinate fees and schedule of improvements
- Coordinate and review interim power options depending on construction phasing schedule
- Provide EBMUD application, coordinate fees and schedule of improvements
- Coordinate utility and City fiber connections and service loads as noted in Subtask 3.1
- Coordinate final and interim grades with final utility locations, elevations and coverage

Subtask 5.2 Vulnerability Assessment

- Prepare a Vulnerability Assessment and an Adaptation Strategy for review by BCDC

Subtask 5.3 - Interagency Pre-Application Meeting

- Engage with the regulatory agencies as early as possible during project design development. The Army Corps San Francisco District hosts monthly pre-application meetings via video conference that are attended by numerous federal and state regulatory agencies
- Coordinate attendance at one interagency pre-application meeting, lead the preparation of materials necessary to request an interagency meeting, and prepare a brief PowerPoint slide deck for the meeting that shows the proposed design and potential impacts within each agency's jurisdiction
- Present the project phases and the mitigation options (if the project is expected to result in a net increase in Bay fill under Task 2.8) to the agencies at one of these meetings to request their feedback and plan for obstacles. The results of this meeting will inform the content and appropriate permitting pathways for each relevant agency, including guidance on whether the project phases must be permitted together or can be permitted separately.

Subtask 5.4- San Francisco Bay Conservation and Development Commission Permitting

- Determine jurisdictional areas within the project area based on BCDC's jurisdictional boundaries. Determination of jurisdictional limitations will be compared to the limits calculated by past consultants. If discrepancies are discovered, CONSULTANT will provide BCDC's jurisdictional limits to the project team in CAD or similar format so that the limits may be incorporated into all project concepts and project plans.
- Prepare and submit either a Material Amendment information package (if BCDC has issued a permit for this location in the past) or a Major Permit application package. Under each scenario, the BCDC application package will be tailored to address any outstanding comments issued by BCDC's DRB and/or comments received from BCDC via the Interagency Meeting (Task 5.2)
- Categorize all project elements and calculate the size of each using language that parallels that which BCDC typically uses in their comment letters and permits

- Application package will include key attachments which BCDC will need in order to deem the application complete, including documentation of CEQA compliance, property ownership information, and a list of parties interested in the project
- Request data and attachments needed for the application as part of the environmental data request list prepared under Task 2.1.
- Participation in up to three meetings with BCDC, not including the Interagency Meeting (Task 5.2), which BCDC will be invited to attend but whose attendance cannot be guaranteed

Subtask 5.5 - Clean Water Act Section 401 Water Quality Certification Permitting – San Francisco Bay Regional Water Quality Control Board

- Request a separate pre-filing meeting with the RWQCB and submitting a draft permit application as part of the pre-filing meeting request
- Prepare a draft application and will request the pre-filing meeting on the City's behalf. In addition to the details we provide to the Corps, this draft application will need to be supplemented with the following:
    - Any hydrologic technical studies prepared by other consultants.
    - Stormwater management plans and other documentation prepared by others on the team to demonstrate that the project will not affect downstream water quality or quantity.
    - Documentation of CEQA compliance (NOE or NOD).
    - A compensatory mitigation approach (see Task 2.9).
- The application will include a narrative alternatives analysis demonstrating that avoidance and minimization of impacts to waters of the U.S. and waters of the state have been incorporated into the project design and that the proposed project is the Least Environmentally Damaging Practicable Alternative. This type of alternatives analysis required for permitting differs from the analysis of alternatives that is typically done during the preliminary design phase and CEQA
- Prepare the alternatives analysis with substantial input from the project team. Following what we expect to be no more than two rounds of draft application submittals, comments, and responses between CONSULTANT and the RWQCB by email, CONSULTANT will prepare a final application to be submitted to the Water Board concurrently with submittal of the Section 404 permit application to the Corps. CONSULTANT does not expect the RWQCB to require a formal Section 404(b)(1) Alternatives Analysis. Preparation of a Section 404(b)(1) Alternatives Analysis is included under Task 8.10 as a contingency task.

Subtask 5.6 – Clean Water Act Section 404 and Rivers and Harbors Act Section 10 Permitting – U.S. Army Corps of Engineers

- Obtain a Clean Water Act Section 404 permit and Rivers and Harbors Act Section 10 permit. If the impacts analysis described under Task 2 confirms that the project will result in under 0.5 acre of net fill in waters of the U.S., we assume that the appropriate permit mechanism will be either a Nationwide Permit or Letter of Permission
- Prepare a permit application that meets the ACE's various requirements. The application will include the same narrative alternatives analysis demonstrating that avoidance and minimization of impacts to waters of the U.S. have been incorporated into the project design and that the proposed project is the Least Environmentally Damaging Practicable Alternative. CONSULTANT does not expect the ACE to require a formal Section 404(b)(1) Alternatives Analysis. Preparation of a Section 404(b)(1)

Alternatives Analysis is included under Task 8.10 as a contingency task.

Subtask 5.7 – Section 7 Consultation Document

- Prepare biological documents for the ACE to initiate formal or informal consultation with both NOAA Fisheries/National Marine Fisheries Services (NMFS) and U.S. Fish and Wildlife Service (USFWS). Because eelgrass has potential to occur along the East Bay shoreline and because eelgrass beds are considered Essential Fish Habitat (EFH) by NMFS, CONSULTANT will visually inspect the lagoon and all areas within 150 feet of the limits of work from land as part of the reconnaissance-level site visit included under Task 2.1. If eelgrass is observed during this site visit, a preliminary eelgrass survey will be conducted by CONSULTANT under contingency if previously stated task
- Prepare a federal format Biological Assessment (BA) and EFH Assessment that assesses potential effects on aquatic species and habitats and determines if the proposed action would have an adverse effect on federally protected fisheries (steelhead, green sturgeon, and Delta smelt). If needed, the assessment will include the results of CONSULTANT's preliminary eelgrass survey described in previously stated task. The BA will include avoidance and minimization measures that will be modeled after those included in the City's EIR, but the measures proposed by CONSULTANT may differ according to federal agency preferences. The BA will be included in the ACE permit application (Task 5), and CONSULTANT biologists will prepare responses to up to one round of comments and questions from each agency (NMFS, USFWS).

Subtask 5.8 - Section 106 Consultation Document

- Prepare a cultural resources study to support a Section 106 consultation between the ACE and the State Historic Preservation Officer (SHPO). As part of this study, Pacific Legacy will request a records search and literature review from the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS). The records search will collect information on prior studies and known cultural resources within the Area of Potential Effect (APE) with a surrounding 0.25-mile buffer.
- Contact the Native American Heritage Commission (NAHC) with a request for a search of the Sacred Lands File and request a list of potential Native American stakeholders who may have information regarding cultural resources within the APE. Typically, those potential stakeholders are contacted with a request for information related to potential cultural resources in and around the APE. Consistent with 36 CFR 800,Pacific Legacy will provide stakeholders with a brief project description, a map of the APE, and agency contact information. The NAHC typically responds to requests within four to six weeks. Following formal notification about the project, Native American tribal representatives and individuals have 30 days to request consultation.
- Conduct an archaeological inventory study of the APE. The results of the archaeological study will be included in the cultural resources report. The report will also include a description of the project and location; results of the records and literature search and Native American communication; a discussion of field methods and constraints, observations, and results; and a summary with conclusions and recommendations. The report will include maps, archaeological site location data (if relevant), photographic documentation, and other graphics as needed. The format and contents of the report will follow SHPO guidelines for Archaeological Resource Management Reports (ARMRs).

Subtask 5.9- SWPPP Design and Application

- Incorporate Erosion Control plans prepared under the Demolition Permit
- Prepare the required documents associated with the NOI and SWPPP documents and assist the

Owner in the online posting and submittal process.

DELIVERABLES:

All deliverables are in pdf format unless otherwise specified.

- Building Permit
- PG&E application
- EBMUD application and coordination
- Written request to be added to ACE Interagency Meeting Agenda
- Draft and Final PowerPoint slide deck for use at Interagency Meeting
- Vulnerability Assessment
- Draft and final permit application packages
    - One draft and final application packages ACE and BCDC
    - One draft 401 WQC application for review by project team
    - One draft 401 WQC application for review by RWQCB
    - One final 401 WQC application for review by project team
    - One final 401 WQC application for submittal to RWQCB
- Draft and final BA/EFH Analysis to support ACE Section 7 Consultation with NMFS and USFWS
- Draft and Final Cultural Resources Report
- Written fee payment instructions and calculated fee amounts to be paid by the City
- Written responses to comments received from agencies
    - Up to four rounds of responses to BCDC comments
    - Up to two rounds of responses to RWQCB and ACE comments (each)
    - Up to two rounds of responses to NMFS and USFWS comments (each)

MEETINGS:

One Interagency Meeting	1
Presentations to BCDC	Up to 3
Meetings with the RWQCB	Up to 2
Meetings with the ACE, NMFS, and/or USFWS, combined	Up to 2

SCHEDULE:

Consultant shall respond to comments on permit submittals within 4 weeks of issuance of comments. Permit duration is anticipated for a duration of up to 104 weeks.

TASK 6 – BIDDING SERVICES

Consultant shall provide bid support and conform drawings as described below.

Subtask 6.1 – Bid Support

- Attend and conduct Pre-Bid Conference
- Assist the City with responses to bidder's inquiries through the City's Project Manager.
- Assist the City with addenda to the construction documents as needed to respond to bidder's inquiries and clarify the intent of bid documents.
- Coordinate design team for providing Bid Addenda and narratives.
- Assist the City in evaluating bids

Subtask 6.2 – Conform Contract Drawings

- Prepare conform construction drawings integrating all bid RFI's and addendums into a final set of Contract Documents for construction.

DELIVERABLES:

- Responses to Bid RFI's
- Bid Addendums as required
- Conform Drawing Set

MEETINGS:

Pre Bid Conference	1
Bid Review	2
Construction Permit meetings as may be required by Authorities Having Jurisdiction (AHJ)	3

SCHEDULE:

Consultant shall respond to RFI's within 5 days. Consultant shall issue revised drawings and specifications as required to respond to bidders questions within 10 days.

TASK 7 - CONSTRUCTION ASSISTANCE

Consultant shall provide design services during construction as listed below.

Subtask 7.1 – Construction Administration

- Provide submittal list including all submittals required by the specifications for utilization by the CM and Contractor
- Provide a mockup tracking list for all colors, finishes, and materials.
- Review technical submittals, shop drawings, product data, product samples, and product warranties from the contractor for conformance with the specifications and drawings in accordance with City's timelines and requirements.
- Respond to Contractor's Request for Information (RFI) and Request for Substitution (RFS) in accordance with City timelines.
- Prepare the Scope of Work, including sketches, for Field Instructions issued to the Contractor.
- Review baseline schedule for completeness and accuracy of logic.
- Review requests for change orders and provide opinion on validity.
- Review Change Order (CO) pricing and provide written responses for the City's review and finalizing said COs.
- Prepare and submit notices to agencies prior to the start of construction as required by project permits
- Assist City with BCDC review of construction documents as required by the project's BCDC permit
- Provide Dry Utility Pre Construction Administration
    - Design updates for city submittals after PG&E designs have been approved and prior to construction start

    - Respond to emails and phone calls after PG&E designs have been approved and prior to construction start
    - Project coordination meetings after PG&E designs have been approved and prior to construction start
- Provide Dry Utility Construction Administration
    - Respond to RFI's and submittals
    - One jobsite visits
    - Respond to emails and phone calls
    - Meetings
    - Design updates and revisions for as built drawings. Actual locations of trenching and equipment installation to be confirmed and provided by contractor or others.

Subtask 7.2 – Construction Observation

- Attend (12) twelve construction observation visits throughout the construction phase. Consultants shall issue an observation report after each visit in accordance with the City timelines
- Attend walk-through of the Project site, review Contractor Punch List, and provide written response with status and action of items on the Punch List. Consultant shall attend final walk-through of the Project site with the City, verify Punch List completion, and provide written response with recommendation regarding Project acceptance and close-out.

Subtask 7.3 – Construction Meetings

- Attend weekly OAC meetings for a duration of 12 months.

Subtask 7.4 – Post Construction Documentation & Training

- Review Contractor-supplied Operation and Maintenance manuals and Warranties to determine their completeness and compliance with Construction Contract and provide written recommendation for acceptance.
- Coordinate O&M training
- Prepare digital files of Record Drawings that reflect the changes to the work during construction based upon marked up prints, drawings and other data furnished by the Contractor and City in the approved City format.
- At ten (10) months following the issuance of final completion Consultant shall visit the site and: 1) Review the work and identify observable defects and deficiencies, 2) Evaluate the performance, durability and appearance of installed products, materials and system as they relate to suitability for the intended use; 3) Evaluate the Project's function and City's use of the Project as reflection of the original program intent; and 4) Submit a written memorandum to City concerning the foregoing no later than 305 days after issuance of final completion.
- Preparation of post-construction notices to agencies as required by the project's permits

DELIVERABLES:

- All documents shall be in PDF format unless otherwise specified
- Addenda
- Change order and Pay App review
- Submittal and RFI Responses
- Field Reports and Punch Lists
- Record Drawings (PDF and AutoCAD format)

- Meeting Agendas & Minutes
- Post Construction Report
- Pre-construction notices to agencies
- Post-construction notices to agencies

MEETINGS:

Pre-construction Meeting	1
OAC Site Meetings	52
Interim site inspections	12
Final Punch	3
Post Construction Review	1

SCHEDULE:

Consultant shall provide Construction Administration services for a duration of 52 weeks from the construction notice to proceed.

TASK 8 – OPTIONAL SERVICES

The objective of this task is to provide additional services that may not have been included in the base project scoping or could be an optional additional effort. Subtask 8.3 will require more information and shall be negotiated upon request for service.

Subtask 8.1 — Blue Dolphin Sediment & Soils Testing

- Hand sampling techniques will be utilized to collect soil samples from six locations across the land side footprint of the former Blue Dolphin Structure. Two soil samples will be collected from each location (0 to 6-inch and 6 to 12-inch depth intervals).
- Hand sampling techniques will be utilized to collect sediment samples from six locations within the water side of the former footprint of the Blue Dolphin structure. Samples will be collected from exposed sediment at low tide. Two samples will be collected from each location (0 to 6-inch and 6 to 12-inch depth intervals).
- An additional sediment sample location will be situated approximately 200 feet east of the former Blue Dolphin structure. Sediment samples from this location will be collected in the same manner and frequency as described above. This sample location will serve as a control to determine if the reported concentrations of target analytes are a result of impact from the burn area or represent background concentrations for the marina sediments.
- The location, extent, and number of samples as well as sampling and testing methods will be coordinated with the Waterboard as needed.
- Soil and sediment samples will be submitted to a state-accredited laboratory for analysis of the following compounds on a discrete basis.
    - CAM 17 Metals by Environmental Protection Agency (EPA) Method 6010/7471
    - Volatile organic compounds (VOCs) by EPA Method 8260B
    - Semi-volatile organic compounds (SVOCs) by EPA Method 8270 SIM
    - Asbestos by CARB 435A (400-point count)
- A sampling and testing report will be prepared, summarizing the sampling activity and laboratory analytical results. Laboratory results will be compared to established soil screening levels to determine appropriate soil handling, reuse, or disposal.

If the initial laboratory analytical results indicate exceedances of certain compounds, it is conceivable that additional sampling and/or laboratory analyses may be necessary. However, additional sampling or laboratory analyses beyond the scope mentioned above is not included in the fee and can be negotiated after the initial test results come in.

Permitting fees are included for in water testing, however the fees for sedimentation testing are currently not included. Sedimentation testing will require clarification from the Waterboard to accurately provide a fee as the location of samples, number of samples, depths, and required sediment compounds to be tested are unknown.

Subtask 8.2 —Soil Management Plan

There is a potential of encountering contaminated soils at fuel storage area, as well as other areas at the site.

- Preparation of an SMP to provide appropriate protocols to be followed if impacted media are encountered during demolition and/or grading activities
    - Review of previous environmental sampling data and data collected during the proposed additional sampling activities (See Task 2.4) will inform the development of an SMP
- SMP will Provide guidelines for additional testing to identify full extent of contamination encountered during demolition and/or grading activities
- SMP will provide specifications for typical disposal characterization activities
    - Final disposal characterization requirements will be determined based on desired reuse scenario and/or receiving facility requirements
- SMP will identify potential disposal facilities
- SMP will discuss Import fill acceptance criteria for the Site
- SMP Implementation - Provide as-needed observation and sampling activities during demolition and grading - Scope and fee to be determined based on field conditions
- SMP Completion Report - Fee to be determined based on field conditions and extent of SMP implementation activities performed throughout the course of construction.

Subtask 8.3 — Blue Dolphin Sediment Remediation

We anticipate that as part of the shoreline improvements, there will be a need for removal of the top layers of sediment within the lagoon and on land in the vicinity of the former Blue Dolphin. Although sediment testing for this area has not been initiated, it is very likely that the excavated material will not be suitable for reuse within the proposed Park footprint, and will need to be off-hauled by the marine contractor to suitable offsite disposal areas. Moffatt and Nichol will include design documents for this excavation as part of the Marina Decommissioning construction document package. Consultant will prepare the design plans for the upland landscape areas. Minor fills may be required in the area prior to the placement of the permanent Rip Rap shoreline condition. Permitting and facilitation with all agencies for this work will be led by the Consultant. It is assumed this work will be in conjunction with the Bid Package #1 construction. As the specific requirements from the Waterboard are currently unknown,

Subtask 8.4 —Construction Dust Monitoring

- Develop a dust control plan for demolition and grading activities.
- Develop a dust monitoring plan for demolition and grading activities.
- Implement perimeter dust monitoring during demolition and grading activities (assumes 1 upwind and 1 downwind monitor for a duration of 12 months for dust monitoring)

Subtask 8.5 - Section 2081 Incidental Take Permit

If in-water work will occur outside of the standard in-water work window for longfin smelt, the project may require a Section 2081 Incidental Take Permit from CDFW. Under this task, WRA will prepare and submit an Incidental Take Permit Application for CDFW. The application will be submitted via CDFW's online permit application platform, EPIMS. This task includes responses to up to two rounds of agency comments and one meeting with CDFW in response to the ITP application.

Subtask 8.6 - Section 404(b)(1) Alternatives Analysis

Any activity requiring an Individual Permit from the Corps must undergo an analysis of alternatives to identify the Least Environmentally Damaging Practicable Alternative (LEDPA) pursuant to the Clean Water Act Section 404(b)(1). If there is a "practicable alternative to the proposed discharge that would have less impact on aquatic ecosystem, provided that the alternative does not have other significant environmental consequences" [40 Code of Federal Regulations (CFR) § 230.10(a)], then the ACE cannot permit the proposed fill. Most projects meet this requirement by including a narrative assessment in the permit applications to the ACE and RWQCB; however, if either agency requests a formal, separate document be prepared in conformance with the Section 404(b)(1) Guidelines, WRA will collaborate with the City and the project designers to prepare such a document to clearly identify the LEDPA. Preparation of this analysis will necessitate input from the City to document how avoidance and minimization of impacts have been incorporated into the proposed project to achieve the LEDPA.

ASSUMPTIONS & EXCLUSIONS

- **Site Plan:** The site plan as understood is final and only minor alterations will be made. Any significant changes to the site plan design may necessitate additional fees.
- No off-site improvements (e.g. Monarch Bay Drive) are included with this scope of work and are assumed to be completed by others.
- All Permits and Fees to be paid for by the City.
- Meetings are assumed to be held in the Bay Area or via remote conference. Meetings are limited to the hours noted within the fee sheet.
- All drawings will be prepared in AutoCAD format. Building Information Modeling (BIM) is not included to convert civil 3D design or existing conditions AutoCAD files into BIM model files. All digital files including AutoCad, Adobe photoshop, In Design, Illustrator, Word, Excel, and PDF's shall be delivered to the City.
- Pile and post tension slab designs for building structure are not included within the current scope of services
- **Geotechnical Report:** A DRAFT geotechnical report was previously provided by ENGEO based on their work on the project in 2016 and 2017. ENGEO has provided scope to provide an updated geotechnical report for the current project and proposed improvements, including additional field exploration and laboratory testing.
- Sampling of dredging spoils can be performed ex-situ. Dredging spoils can be stockpiled and characterized for reuse and/or disposal based on the quantity of dredging spoils generated. Laboratory testing will be based on the desired reuse scenario or the requirements of the receiving facility.
- Geotechnical testing and observation during construction is not considered in the current scope.
- **Electrical and ICT Exemptions Include:**

    - All Electrical and communication services will be replaced with new services as needed for Phase 1 scope with consideration for future capacity for masterplan, private areas not included.
    - Audio/Visual Design, Security Systems, Security Cameras, Mechanical, Plumbing, Outside Plant (OSP) cabling systems, Network Architecture, and Network Hardware design and specifications are not included within the scope of services.
    - Project related services associated with LEED and/or other third party Green Building certifications, utility incentives or energy modeling are not included.
    - Commissioning of services is not included.
    - Design of temporary power for construction will be performed by the contractor or by others
    - Structural calculations for the seismic restraint and anchorage of equipment are not included.
    - Changes to the Electrical ICT design related to change orders initiated by others, supply chain issues, ASI's, and/or value engineering are not included.
- **Dry Utility Exemptions Include:**
    - Phasing of utility demolition and dry utility services
    - Rule 20 undergrounding of offsite areas
    - It is anticipated that the relocation of existing PG&E electrical lines and communication lines within the limits of work is not required.
    - Gas design services, demolition and or relocation
    - A PG&E Large Load Study is not anticipated
    - Separate dry utility service to future bathrooms
    - Separate dry utility service to retail
    - Utilities serving private property or owners.
- A current title report for the property will be provided by the owner.
- Easements: It is assumed that the tract map to be prepared as part of the private development will vacate any easements that impacts the park project.
- Potholing services are not included in this proposal unless specifically identified.
- Unless otherwise addressed, existing utilities have adequate capacity to serve the proposed improvements, that they are adjacent to the site frontage and do not require main extensions, and that utility system capacity studies are not required.
- The scope of work does not include time to prepare additional items not contained in the mapping scope of work. Additional mapping services such as subdivision maps, private easement documents, quit claims, ALTA's, right of way dedications, etc.
- Earthwork: Due to the variability in soils properties, existing site conditions, foundation types and preparation, trench, imported material and other factors, no delineation of earthwork quantities or 'site balance' is implied with the scope of work. Any earthwork quantities generated are solely for bonding and permitting of the work with the local agency and must only be used as an approximate guide as to the actual earthwork and site balance.
- Alameda County Flood Control District (ACFCD) stormwater pump station ("Pump Station H") at the intersection of Neptune and Monarch Bay Drive: It is assumed that the pump station will remain as existing and the project will conform to the existing pump station grades. No pump station upgrades are included in this scope of work.
- Prior documentation states that wetlands are not present within the limits of work; therefore, a formal delineation of wetlands is not included. The jurisdictional limits within the project area will be mapped based on appropriate tidal datums
- The project will not impact wetlands or streams.

- A Wetland Protection and Replacement Plan (WPRP) as described in the EIR will not be required.
- Although the EIR declares that jurisdictional impacts will be mitigated at a ratio of 2:1, impacts to tidal waters (i.e., not vegetated wetlands or marsh) are typically mitigated at a ratio of 1:1 and CONSULTANT would pursue that approach as long as the City, as the CEQA lead agency, approves.
- The City will provide CONSULTANT with any comments received from regulatory agencies regarding the EIR.
- The same BA/EFH analysis will be used by the ACE to initiate consultations with NMFS and USFWS because the only federal-listed species under USFWS purview in these project phases is Delta smelt.
- A Section 2081 Incidental Take Permit (ITP) application from CDFW is not required and not included. If in-water work must occur outside of the in-water work window, resulting in potential effects to longfin smelt, an ITP will likely be required. An optional Section 2081 Incidental Take Permit Application is included under optional Task 8.8.
- A formal Section 404(b)(1) Alternatives Analysis will not be required by the RWQCB or the ACE. Preparation of a formal Section 404(b)(1) Alternatives Analysis is included under optional Task 8.10
- The City will lead/conduct any public outreach required by BCDC and will provide CONSULTANT with summaries or documentation from public outreach efforts.
- The City will be able to provide documentation demonstrating legal interest in the property where the project would occur and documentation of local government approval of the project.
- Any previous environmental reports supplied to the City for the project will be provided to CONSULTANT.
- Any previous correspondence between the City and government agencies that relate to biological issues for the project will be provided to CONSULTANT.
- Any biological survey, assessment, or other reconnaissance is dependent on current conditions, and the biological data obtained may not be accurate or applicable in subsequent years.
- CONSULTANT cannot guarantee schedules or costs for actions taken by regulatory and other third-party entities with authority to approve project activities, as these actions are outside of CONSULTANT's control.
- At this time compensatory mitigation is not envisioned to be required and the development of a Mitigation and Monitoring plan for a living shoreline, eel grass transplanting, or other form of mitigation is excluded
- The City will provide CONSULTANT with the APE to be analyzed in the Cultural Resources Report
- No cultural resources will be encountered during preparation of the Cultural Resources Report
- Property acquisitions (right of ways, easements, etc.) are not included
- Consultant shall provide a basis of design and design intent slab on grade foundation, specifications, plan layout, and elevations for contractor bid. Pre-fabricated restroom manufacturer to provide complete Construction Documents, elevations, structural calculations, and specifications for submittal and permit review as a deferred submittal submitted during construction.
- Consultant assumes that the Contractor will be responsible for maintaining and documenting the SWPPP through construction, requiring the services of a Qualified SWPPP Practitioner (QSP). This proposal also assumes that the project will be required to prepare a Risk Level 2 SWPPP, based on our experience of the surrounding area. Preparation of a more complicated SWPPP (Risk Level 3) has not been included in the proposed fee and is not anticipated.
- DTSC permitting is excluded. Should hazardous materials be discovered, additional testing, permitting and remediation shall be negotiated.

- The Owner needs to register the project and designate BKF as the Qualified SWPPP Developer (QSD), which will allow us to contribute information and update and monitor the SWPPP as necessary. This scope of work does not include QSP monitoring, testing and inspection services.
- The development of cofferdams and dewatering strategies for in water construction is excluded.
- Remediation work by Consultant for the Blue Dolphin contamination will require direction from the Waterboard. Final adjustments to the scope and fees associated with this optional work shall be developed upon a complete understanding of the Waterboards requirement for the clean up efforts required due to the Blue Dolphin Fire.
- Dredging operations assume Upland placement onsite and <20,000 cubic yards of sediment requiring removal.
- If one or more sediment compounds are above SF Bay trigger levels, more testing may be required (i.e. Z-layer, individual sediment cores, etc.) and can not be determined until sediment analytical chemistry results are completed. If triggered, a request for additional work will be requested.