

LEPTIEN, CRONIN, COOPER, MORRIS & POORE, Inc.

Civil Engineering - Land Surveying

dba LCC, Inc.

April 26, 2010

Founded 1954

Guenter K. Leptien

Frank J. Cronin

Jasper Cooper

Principals

Randolph W. Leptien

Albert A. Morris

Christine M. Parks

Ms Ann Chaney,
Director Community Development
City of Albany
1000 San Pablo Avenue
Albany, CA 94706-2295

Reference: Assessment District No. 1988-1 City of Albany Landscaping and Lighting and City of Albany Open Space, Recreational Playfield and Creek Restoration Assessment District No. 1996-1 2010-11 Fiscal Year

PROPOSAL FOR ENGINEERING SERVICES

Dear Ms Chaney,

Leptien, Cronin, Cooper, Morris & Poore, Inc. has served as Engineer of Work for Assessment District No. 1988-1 and Assessment District No. 1996-1 since their formation. We are very pleased to submit this proposal for assessment district engineering services for the 2010-11 fiscal year.

I SCOPE OF SERVICES

We propose to serve as Engineer pursuant to the provisions of the Landscaping and Lighting Act of 1972 and State law in order to provide for the continuance of the referenced assessment districts. The following services will be required assuming assessments are to be levied in an amount equal to or less than the current assessment amount.

A Services

1. Preliminary research and reconnaissance.
2. Incorporate midyear adjustments to last year's report reflecting communications from the public and/or staff investigations.
3. Review changes in land use within the district during the last fiscal year.
4. Update the assessment diagram.
5. Meet with City staff to determine budget requirements.

LCC, Inc.

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6. Load an electronic copy of the Alameda County Assessor's Roll onto system.
7. Assist staff with updating the conceptual improvement plans for the District.
8. Assist staff with the preparation of an estimate of cost including incidental expense.
9. Produce a computer report that will apportion the total estimated cost according to the method approved by the City Council.
10. Furnish four (4) bound copies of the Engineer's Report to the City Clerk.
11. Assist staff with the preparation of an informational report with regard to the diagram, cost estimate and assessment and presentation of the report to the City Council.
12. Review the Resolutions for the annual levy and collection of assessments.
13. Attend the public hearing upon the matter of the assessment and respond to questions.
14. Assist City Clerk with the publishing of notice in the newspaper.
15. Make technical revisions reflecting changes in the Tax Roll.
16. Prepare and submit the assessments in a format sufficient to enable the County Auditor to place the assessments on the 2010-11 fiscal year Property Tax Roll.
17. Respond to inquiries regarding the Engineer's Report throughout the calendar year.

Assumptions for Services:

1. We assume that the City Attorney or other qualified legal counsel will furnish legal services.
2. We assume that the City will provide copies of District financial data including projections of income and expense for fiscal year 2009-10.
3. We assume that the City will provide budget levels for fiscal year 2010-11 and estimates for subsequent years.
4. We assume that the City will identify changes in land use during the last fiscal year and furnish us with copies of final maps, development plans, and improvement plans as needed, for identified changes and for proposed developments.
5. The report will be based upon the existing public data obtained from the City and County records.

6. Our proposal for services is based upon the continued use and application of the current assessment district methodology.
7. We have allowed up to 8 hours for responding to inquiries under item I.17 above.
8. We assume that modifications to the report or a ballot proceeding pursuant to Section 4 of Article XIII D of the State Constitution will not be required.

II PROJECT SCHEDULE

Assessment proceedings must be completed in early July of 2010 in order to allow sufficient time to meet the County Auditor's August 10, 2010 deadline for posting assessments to the Tax Roll. A tentative schedule is enclosed.

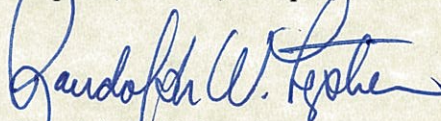
III TERM, FEE AND PAYMENT FOR SERVICES

This proposal is for services performed for the 2010 calendar year (January through December 2010).

We propose to provide the services described in paragraph IA above pursuant to the terms of our master agreement for consulting services with the City of Albany for a fee not to exceed \$7,100 for Assessment District 1988-1 and for a fee not to exceed \$7,100 for Assessment District 1996-1.

Please feel free to contact the undersigned concerning this proposal or any other matter pertaining to the assessment districts.

Very truly yours,
Leptien, Cronin, Cooper, Morris & Poore, Inc.



Randolph W. Leptien
Principal

RWL: slh
Enclosure:
Tentative Schedule of Proceedings

CC: Charles Adams