



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

Civil Engineering – Land Surveying

October 26, 2012

SENT VIA E-MAIL

Ana Bernardes, P.E.
Associate Civil Engineer/Project Manager
City of Albany
548 Cleveland Ave.
Albany, CA 94710

Principals

Randolph W. Leptien
Christine Leptien-Parks

Founded 1954

Guenter K. Leptien
1923-2000
Frank J. Cronin
1926-2003
Jasper Cooper
1926-2007

Former Principals

Albert A. Morris
John W. Poore, Sr.

Re: 2012 Sewer Rehabilitation Projects – West Side of Albany Hill and North of Brighton
Proposal for Task Order for Right of Engineering Services
Preparation of Legal Descriptions and Plat Maps for New Sewer Easements

Dear Ms. Bernardes,

Leptien, Cronin, Cooper, Morris & Poore, Inc. (LCC) is very pleased to submit this proposal to provide consulting right of way engineering and land surveying services for the referenced project.

TASK 1 – LEGAL DESCRIPTIONS AND PLATS FOR NEW SEWER EASEMENTS

DESCRIPTION OF SERVICES

- Coordinate our services with those of Associated Right of Way Services (AR/WS) and the project design engineer, Harris & Associates (Harris) and a title company to be engaged by the City.
- Prepare legal descriptions and plat maps for up to 24 parcels as these parcels are identified in the proposal to the City prepared October 11, 2012 by AR/WS. Our scope of services will consist of the following:
 - Research and review of record documents and resolve property lines (and existing easement lines shown on the subdivision maps) from record data furnished by City.
 - Prepare a right of way exhibit map and log of right of way parcels for incorporation into the improvement plans for the project.
 - Plot property lines and easements and incorporate into existing topographic base mapping using record data and the topographic maps and improvement plans prepared by Harris.
 - Prepare and submit legal descriptions and plat maps for the proposed easements for review by the City, AR/WS and Harris.
 - Revise descriptions and plat maps and resubmit for recordation purposes.

HOURS AND COSTS BY TASKS

A spreadsheet which shows the estimated hours and cost for each of the various tasks to be performed is attached. The spreadsheet is submitted for information and budget purposes only and the amounts per task are not guaranteed, i.e. the actual amount may be higher or lower based upon the actual work performed.

Mailing Address:

LCC Inc.
930 Estudillo Street
Martinez, California
94553-1620
(925) 228-4218
Fax (925) 228-4638
www.lcc-inc.com

TERMS, HOURLY RATES SCHEDULE AND FOR SERVICES

Work will be performed in accordance with the terms and hourly rates set forth our current agreement with the City. We will provide our services at the hourly rates in our agreement for a total amount not to exceed the \$25,000 without written authorization. Services will be provided as requested by the Project Manager and in accordance with the requirements and schedule established by AR/WS and Harris.

ASSUMPTIONS AND EXCLUSIONS

Legal descriptions and plat maps will be prepared from record data. We have not included time to perform field surveys to locating additional existing monuments as needed to tie the boundary line work to the existing topographic survey data.

We have not included in this proposal any costs relating to the following: Setting of boundary corners; performing and preparing a Record of Survey or Corner Record; or contracting with a subconsultant to locate existing underground utilities, Civil Engineering or design services. Services not included may be provided by request at our customary rates and may be added by written agreement.

We have not included in our estimate the cost to directly obtain any Preliminary Title Reports from a title company. Preliminary Title Reports may be required for each lot to be encumbered by the proposed easements in order to accurately show the boundary and any existing easements (which may be affected by the proposed easements) over each lot mapped. We have assumed that these will be furnished by separate agreement between the Title Company and the City.

Thank you for asking us to submit this proposal. Please feel free to contact me if any questions arise.

Sincerely,
LCC, Inc.



Randolph W. Leptien
Principal

Encl: Estimated Worker Hours and Cost by Task

ESTIMATED WORKER HOURS AND COST BY TASK
LCC, INC.

2012 Sewer Rehabilitation Projects – West Side of Albany Hill and North of Brighton
Proposal for Task Order for Right of Engineering Services
Preparation of Legal Descriptions and Plat Maps for New Sewer Easements

SCOPE OF WORK	LCC, INC. HOURS							HOURS			AMOUNTS	
	PS	S1	S2	CE	C2	TT	LCC	SUB	TOTAL	LCC	SUB	TOTAL
Task 1 - Easements for New Trail: Plats & Descriptions (assume 1 each)												
1. Review prop lines from record info and perform CAD mapping and boundary analysis	12			24	24		60			60	\$6,936	\$6,936
2. Prepare Exhibit Map and Right of Way Log for Improvement Plans	4			8	12		24			24	\$2,672	\$2,672
3. Office - Merge record data with design and topographic mapping finished by others				8	12		20			20	\$2,104	\$2,104
4. Prepare plat and legal description for new easements (assume 2 ea.)	12			24	48		84			84	\$9,096	\$9,096
5. Revise per comments and resubmit plats and legal descriptions	8			12	12		32			32	\$3,752	\$3,752
SUBTOTALS	36	0	0	76	108	0	220	0	220	\$24,560	\$0	\$24,560
												Reimbursable Expense Estimated @ 2% \$491
												Consultant Mark-up @ 10% \$0
												Total \$25,051
												Rounded Total Task 1 \$25,000
												(NOT TO EXCEED)

LEGEND

PS = PRINCIPAL SURVEYOR OR ENGINEER	\$142	TT = TECHNICAL TYPIST	\$63
S2 = TWO-MAN SURVEY CREW	\$188	SUB = SUBCONSULTANT (IF NEEDED)	\$200
S1 = ONE-MAN SURVEY CREW	\$128		
CE = SENIOR CIVIL ENGR. / OFFICE SURVEYOR	\$128		
C2 = CAD DESIGNER	\$90		