



17 November 2008

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

RE: Codornices Creek Creekside Park / Scope of Service Proposal

Dear Ann:

The site at Kains Avenue and Codornices Creek is a wonderful opportunity to extend the urban stream restoration and public access from the Lower Codornices Creek Projects into the City of Albany and City of Berkeley neighborhoods east of San Pablo Avenue. The so called, Creekside Park, the site's placeholder title for the purposes of this document, has the potential to enhance flood control and habitat while creating a new public setting on the border between the two cities. We are excited to initiate this project with the City of Albany and build on our work to-date on Lower Codornices Creek. It is a pleasure to work for cities that appreciate the value of urban stream restoration and public open space.

The attached proposal is a Scope of Service that encompasses the schematic design and construction documentation process. Restoration Design Group will be the prime consultant, associating with a team of consultants familiar with the Lower Codornices Creek projects and the cities of Albany and Berkeley including: Roger Leventhal, P.E., RDG's Hydrologist and Civil Engineer; Ken Hughes, P.E., Structural Engineer, (bridge and wall engineering); Katherine Fung, P.E., G.E., Geotechnical Engineer (structural soils analysis).

Though Creekside Park is a compact setting, the design and implementation of the park will be a significant engineering and landscape architectural endeavor. Flood modeling, bridge layout, structural wall evaluation and design, and space limitations all pose interesting restoration and design challenges. RDG is confident that pursuing an integrated design process, with experienced consultants will produce an aesthetically significant and cost effective new gem in the parks systems of Albany and Berkeley.

Please contact me if you have any questions regarding this proposal or the project in general.

Sincerely,

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Senior Landscape Architect

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SCOPE OF SERVICE

This Scope of Service outlines Restoration Design Group's proposed approach to the design and engineering of creek restoration and public access improvements at the Creekside Park site along Lower Codornices Creek. This Scope covers specific tasks to guide the project from schematic design through construction documentation and bid advertisement. Task fees include subconsultant fees for structural and geotechnical engineering as noted. City refers to the City of Albany, who will be the primary project client.

Task 1 / Project Start-up

- Review the existing topographic survey
- Review existing concept designs developed by Waterways Restoration Institute
- Review correspondence between the cities of Albany and Berkeley regarding maintenance access and other site restoration/improvement concerns
- Identify design issues to be addressed including: public access, site amenities, bank hardening for backhoe access
- Document design direction from Albany and Berkeley
- Conduct an evaluation of structural integrity of the existing retaining walls

Deliverables/Meetings:

- Technical memorandum on the restoration approach, preliminary flood mitigation assessment, site design issues, and structural evaluation of site walls and proposed bridge abutments
- Conduct project site visits as required to complete the work
- Attend City staff meetings (Albany and Berkeley) to present and coordinate the work

Task 1 Fee

\$4,820

Task 2 / Schematic Design Alternatives

- Develop Schematic Design Alternative(s) (up to two) that integrate the restoration corridor with the Resources for Community Development (RCD) housing complex landscaping and pathways. Plans will be hand drawn, intended for presentation/discussion purposes with RCD and other appropriate stakeholders. These drawings will be used for presentation at the proposed Public Meetings.
- Schematic Design(s) shall include alternatives for locating the bridge, pathway alternatives, debris rack, and maintenance access
- Meet with Albany and Berkeley staff to review maintenance access design alternatives
- Meet with RCD staff to review Schematic Design(s) and solicit their feedback to inform a preferred alternative that will then be taken to the Albany Parks and Recreation Commission, the Berkeley Parks and Waterfront Commission, and a Public Neighborhood Meeting for review

- Schematic design consultation shall include investigation of alternative trail designs and layout with the community and the RCD

Deliverables/Meetings:

- Prepare up to two Schematic Design(s) for the project, freehand, and rendered
- Preliminary estimate of probable construction costs; completed by RDG

Task 2 Fee **\$9,339**

Task 3 / Public Meetings

- Prepare illustrative site plans and sections appropriate for public review
- Attend one Public Neighborhood Meeting and present design and engineering plans for review and comment
- Attend one Albany Park and Recreation Commission meeting, and one Berkeley Parks and Waterfront Commission meeting, to present design and engineering plans for review and comment
- Identify and document public concerns and interests expressed at the meeting

Deliverables/Meetings:

- Create one set of coordinated meeting exhibits as required for presentation
- Provide meeting notes and assist in meeting facilitation

Task 3 Fee **\$3,421**

Task 4 / Construction Documents (CD's) and Permit Coordination

- Advance the preferred Schematic Design to a 50% Construction Document Plan
- Develop Plans, Specifications, and Estimates (PS&E) for the project from 50% to 100% CD's and Bid Set submittals. (For Cost Estimating see Task 6)
- Submit PS&E at 50%, 100%, and Bid Set CD levels for Albany and Berkeley review and comment
- Revise PS&E at 50%, 100%, and Bid Set CD level per Albany and Berkeley
- Conduct subsurface evaluation for development of bridge footings and to assist in the evaluation of the retaining wall (Geotechnical)
- Specify and detail bridge design and structural engineering for new or restored site walls (Structural)
- Coordinate resource agency review for submittals at 50% CD level
- Coordinate Permitting with resource agencies and City of Albany and City of Berkeley representatives. Incorporate agency and City comments into the PS&E.

Deliverables/Meetings:

- PS&E (Construction Document Plans and Specifications) shall include:
 - Topographic Survey (provided by City)
 - Demolition Plan
 - Grading Plan
 - Layout Plan
 - Soil Bioengineering and Erosion Control

Revegetation Plan

Schematic Irrigation Diagram and Bidder-Design Irrigation Specifications

Construction and Site Improvement Details

Structural Details for Bridge and Walls

Technical Specifications in standard CSI format

Review of the City's Division 1 specifications for bid advertisement

- PS&E, where appropriate and necessary, will be stamped by a California Licensed Engineer or Landscape Architect
- Attend Permit Coordination meetings with resource agency and City representatives to solicit comments on the PS&E and make appropriate revisions to the documents as directed by the City
- Attend project and City staff meetings to coordinate the work throughout the project duration

RDG Task 4.0 Fees

<i>Task 4.1 / RDG 50% CD Submittal</i>	<i>\$10,978</i>
<i>Task 4.2 / RDG 100% CD Submittal</i>	<i>\$18,046</i>
<i>Task 4.3 /RDG Bid Set Submittal/Coordination</i>	<i>\$10,302</i>
<i>Task 4.0 RDG Subtotal</i>	<i>\$39,326</i>

RDG Subconsultant Task 4.0 Fees

<i>Task 4.0 Structural</i>	<i>\$21,780</i>
<i>Task 4.0 Geotechnical</i>	<i>\$9,680</i>
<i>Task 4.0 Subconsultant Subtotal</i>	<i>\$31,460</i>

Total RDG and Subconsultant Task 4.0 Fees \$70,786

Task 5 / Hydraulic Modeling (HEC-RAS)

Flooding Evaluation of the Preferred Restoration Design

Perform hydraulic evaluation of water level elevation under stormwater flooding conditions using the steady-state version of the HEC-RAS flood modeling software under both existing and one proposed restoration plan. This flood modeling will provide a comparison between water levels from the existing and proposed conditions to assess the relative change on water levels under flood conditions due to the proposed restoration project. The flood model will include and evaluation of the hydraulic affects of installing a new trash rack. The project will be modeled using the limits of the proposed creek restoration right of way. A brief technical memorandum will be prepared describing the modeling and water level data results.

Steady-state HEC-RAS flood modeling will be conducted to evaluate changes between existing and proposed conditions for the 2, 10, and 100-year recurrence interval storm events as identified by others from previous hydrologic analysis studies.

Task 5 will identify channel velocities and bed and bank shear stress and evaluate areas potentially subject to erosive forces that may require channel bank treatments.

Task 5 is based on the following assumptions:

- No additional surveying is included. It is assumed that topographic information for the proposed site design and the connection to existing topography will be provided by others. This includes invert elevations of existing culverts and downstream slope from the San Pablo culvert.
- Flood flows will be taken from previous hydrologic analysis provided by others
- Hydraulic modeling of one proposed project alternative; modeling of additional restoration alternatives is not included in Task 5 but may be added as an Additional Service.
- Model results will compare existing and proposed water level conditions to assess the impact from the proposed restoration design. Task 5 does not include the development of or modeling of solutions to flooding conditions.

Deliverable:

- Technical memo describing the methods and results of flood flow modeling

Task 5 Fee **\$7,645**

Task 6 / Cost Estimating

Note that prior to Task 6 Cost Estimating, RDG will perform a Preliminary Estimate of Probable Construction Costs for the preferred Schematic Design in Task 2. Task 6 will build on the Task 2 Estimate and will include the following:

- Preliminary Estimate of Probable Construction Costs; completed for both the 50% and 100% PS&E

Deliverable:

- Preliminary Estimates in Excel File format

Task 6 Fee **\$2,200**

RDG Total Fee \$66,751

Subconsultant Fee \$31,460

Total Base Project Fee **\$98,211**

ASSUMPTIONS

- Permit coordination is included in this proposal—see Task 4.
- Permitting and Construction Administration are not part of this contract but can be added as Additional Service tasks when deemed appropriate
- Submittals shall be provided as hard copies and electronically
- Survey and hydrological data noted in this proposal will be supplied by the City
- Project duration shall be limited to a 9 month period—unless jointly agreed to by the City and RDG
- Meeting exhibits will be limited to contracted task deliverables
- City of Albany shall be the lead agency for the project, in coordination with the City of Berkeley
- Project direction shall come from the City of Albany, who shall be responsible to coordinate and integrate City of Berkeley and Public Neighborhood Meeting comments regarding the project
- Project specifications shall be in standard CSI format and limited to Technical Specifications
- City of Albany shall be responsible for Division 1 and all front-end specification sections and Bid Advertisement
- Structural Engineering (Ken Hughes, PE, RDG subconsultant) assumptions include but are not limited to the following:
No engineering shall be performed on existing building foundations or existing concrete or rockery walls. However, structural recommendations for these elements shall be provided as part of the structural engineering scope of service. Structural engineering will follow UBC or CA Building Code and rely on Geotechnical report by EarthMax (RDG subconsultant)
- Structural engineering scope includes engineering and design for:
Custom or part-custom small scale pedestrian bridge / Cutting back existing culvert and designing a concrete viewing site off Kains / New debris rack near the bridge / Concrete cap over west end culvert / Site walls and pavements
- Geotechnical engineering shall be limited to (2) 30-foot borings for bridge abutments (accessible by pick-up truck) and (3) 10-foot borings for creek side walls. An access and encroachment permit(s) shall be provided by the City for this work. Drilling permits shall be secured by EarthMax.
- All work assumes there is no known contamination of hazardous materials on site

ADDITIONAL SERVICES

- Surveying
- Soils investigation for contamination (Phase One Environmental Review)
- Mechanical, electrical engineering or coordination
- GPS, GIS, or engineering survey data or files
- Water or electrical service engineering or coordination
- Utility engineering or coordination

- Structural engineering, Geotechnical engineering, geological, or soils review, recommendations, or engineering beyond that noted
- Project and public meetings beyond those noted
- Legal consultation on land use, restoration, contracting, or risk management
- Revisions beyond those noted
- Specifications or specification coordination beyond that noted
- Bid Advertisement documents and Division 1 Specifications
- Modeling of additional restoration alternatives
- Environmental permitting
- Construction Administration
- Project coordination beyond nine months from the date of signed contract

FEE / BILLING

For work beyond this Scope of Service, Restoration Design Group will bill work to the project as an Additional Service or as a lump sum agreed to by City and RDG. RDG staff working on a Time and Materials Basis or on an Additional Service for this project shall be billed at current RDG billing rates. Work on a Time and Materials Basis or on an Additional Service will only be initiated with written approval by the City. Typical project reimbursables such as mileage, parking, reprographics, presentation materials, and courier services shall be billed outside of the design fees associated with each project task.

PROJECT SCHEDULE

A calendar-specific timeline for this project is not presented. The timeline noted below calls for approximately 8 to 9 months of design and engineering coordination from the City of Albany's Notice to Proceed.

Task 1 / Project Start-up	1 Month from Notice to Proceed
Task 2 / Schematic Design Alternatives	2 Months with some Task 1 overlap
Task 3 / Public Meeting	Performed at the end of Task 2
Task 4 / Construction Documents	Total duration 3 to 4 Months
4.1 50% CD Submittal	1 Month following Task 3
4.2 100% CD Submittal	2 Months following Task 4.1
4.3 Bid Set Submittal	1 Month following Task 4.2
Bid Advertisement	1 to 2 Months following Task 4.3
Task 5 / Hydraulic Modeling (HEC-RAS)	Completed within Tasks 2 & 4
Task 6 / Cost Estimating	Completed with Tasks 2 & 4