



2560 9th Street, Suite 212
Berkeley, CA 94710
510.540.5008
www.altaplanning.com

Date: July 29, 2011

To: Mountain Recreation and Conservation Authority

From: Randy Anderson, Principal, Alta Planning + Design

Re: **Scope of Work - Park to Playa Trail Construction Documents, Permitting, and CEQA**

Alta Planning+Design (Alta) is pleased to provide this scope and budget to provide CEQA analysis, construction documentation, and permitting for this 7.1 mile trail system, consisting of seven segments described in more detail in the Park to Playa Trail Feasibility Study (see Figure 1):

- Stocker Corridor in Los Angeles County,
- Segment 2 is currently under design and is not included in this scope.
- Kenneth Hahn State Recreation Area Eastern and Western and Ridge Trails,
- KHSRA Valley ,
- Baldwin Hills Regional Conservation Authority property,
- Baldwin Hills Scenic Overlook and
- Culver City Park at Duquesne Avenue in Culver City.

Team Roles

Alta's subconsultant team consists of David Evans and Associates, Inc. (DEA) Civil Engineers, Bonterra Environmental consultants and Timothy C. Best, C.E.G. Specific tasks and deliverables are noted in the attached Scope of Services, as well as additional work that may be executed by separate agreement.

Alta will provide trail design and landscape architecture, including design or specification of site amenities such as gateways, benches, shade structures and fencing. Alta will design wayfinding signage sufficient for contractor order through a sign fabrication shop. Alta will be supported in resolving specific trail alignments and design details by Certified Engineering Geologist and Erosion Control Specialist Timothy C. Best (Tim Best) – a frequent collaborator with Alta on natural surface trails in rugged terrain. Mr. Best will review and advise on the trail alignments and design details, and is recommended to be retained by the project sponsors to orient the trail contractor(s) re-establish the flagged trail alignments in the field if necessary, and provide limited observation of trail construction at key intervals.

Bonterra Environmental will provide CEQA documentation, assistance with specification of abandoned trail restoration, and assistance with U.S. Army Corps of Engineers (COE) Section 404 Nationwide wetlands permit, California Department of Fish and Game Streambed Alteration Permit, Regional Water Control Board (RWQCB) permit and State Water Resources Board Notifications

We understand Baldwin Hills Regional Conservation Authority (BHRCA) will serve as the lead agency for CEQA. The CEQA documentation will be developed for the Park to Playa Corridor within the Baldwin Hills as shown in Figure 1. Previous CEQA documents for Segment 2, Eastern Ridge Line project as well as the LA County Parks sponsored trail project in Segment 3 will be acknowledged and referenced.

DEA will provide or arrange for aerial photographic survey and provide ground control and limited supplemental topographic and boundary survey in areas of public roadway and parking improvements and selected trail areas. DEA will design civil engineering improvements on public roadways and parking areas, and grading and drainage associated with jurisdictional stream trail crossings (a total of 10 such new or realigned crossings are identified), and grading. DEA will also support the environmental permit process by assisting with disturbed area and grading quantity calculations for the drainage crossings. DEA will prepare storm water management plans for the trail segments and improvements, working with Alta and Bonterra to identify appropriate treatments for the unpaved trail segments, consistent with BMPs for unpaved trails. DEA will provide layout and grading plans for all the paved trail segments.

Scope of Improvements

The tasks identified in this scope will provide for the development of the following improvements (an approximate plan sheet count is provided as a guideline assumption for scoping):

Segment 1: Stocker Corridor Trail and Connection to Eastern Ridge Line, approximately 5,600 linear feet

- A. Trail widening, switchback improvements, and slope stabilization, assuming 50% of existing trail length.
- B. Redesign of trail realignment areas, previously designed by others, to comply with LA County Trail Manual standards for unpaved trails, per prior Alta comments on these plans. Current proposed design includes retaining walls and formal storm drainage. Alta assumes that these would not be included in the revised design.
- C. Restoration and planting of the abandoned portions of the existing trail and areas disturbed by construction.
 - (a – c: two landscape plan sheets, one sheet landscape details)
- D. Entrance improvements at Presidio Drive and trail gateway at Valley Ridge Avenue. Stocker Street trailhead to include a vehicle parking area, and trailhead amenities including a gateway feature, kiosk map board, native landscaping, trash receptacles, bicycle parking, etc). Irrigation will not be proposed at the trail gateways and trailhead within the Stocker Corridor. Landscape plantings will be selected based on low water needs and maintenance requirements.
 - (one plan sheet landscape, one sheet landscape details)

- (two plan sheet civil, one sheet civil details)
- E. Improvements at the Five Points intersection from southwest corner of Stocker Street and La Brea Avenue to northwest corner of Stocker and La Brea Avenue. High visibility crosswalks, up to 8 new curb ramps and location/relocation plans for pedestrian signal push buttons to meet ADA requirements and Los Angeles Department of Transportation standards. Los Angeles County Public Works to provide intersection as-built plans.
- (one plan sheet civil, one sheet civil details)
- F. Trailhead improvements in Norman O. Houston Park. Coordinate with City of Los Angeles Parks Department on proposed parking expansion. Stripe ADA parking stalls at southeast end of lot and remove pole gate at ramp and replace with removable bollards. Provide for a new trail connection from existing path to northeast corner of La Brea and Stocker Street. Gateway landscape design to include plantings that could utilize existing park irrigation.
- (one plan sheet landscape, one sheet landscape details)
- G. Gateway enhancement at KHSRA. Gateway landscape design to include plantings that could utilize existing park irrigation.
- (one plan sheet landscape, one sheet landscape details)

Segment 3: KHSRA Western Ridge Line Trail, approximately 4,700 linear feet

- A. Trail connection through Janice's Green Valley parking lot and crossing improvements.
- B. Realign existing trail to provide slopes consistent with minimum standards, avoiding "fall line" routes that follow direction of drainage.
- C. Restore steep and eroded segments along the ridge line.
- D. Narrow the trail by restoring unnecessary width or adjacent disturbed areas where trail is not designated a fire road.
- (a – d: two plan sheets landscape, two sheets landscape details)
- E. Trail gateway at KHSRA Entrance in Olympic Forest
- (one plan sheet landscape, one sheet landscape details)

Segment 4: KHSRA Valley Trail, approximately 5,500 linear feet

- A. Realign and construct a more winding, wider and less steep trail through the landscaped area adjacent to the park road, replacing the existing sidewalk. This portion of the trail is assumed to be paved (approximately 1,000 linear feet). Drainage crossings over existing concrete channels are required – either with small bridges or culverts, ideally by converting to more natural drainage configuration. Provide engineered plans for this paved segment.
- (one plan sheet landscape, one sheet landscape details)
 - (two plan sheets civil – grading, paving and drainage, one sheet civil details)

- B. New trail (approximately 4,000 linear feet) at toe of slope, outside the existing developed picnic area to Japanese Garden Trailhead This trail could be a 6' wide gravel/base rock paved surface, or wider (e.g. 8' – 10' wide, with an asphalt surface; to be resolved in conjunction with future planning for KHSRA). Probable drainage crossings.
 - (two plan sheets landscape, two sheets landscape details)
 - (one plan sheet civil – drainage crossings, one sheet civil details)
- C. Improve connection through Japanese Garden Trailhead to connect with trail in Olympic Forest. Reconfigure existing asphalt path to meet recreational trail ADA standards. Replace or restore existing concrete V-ditch drainage to a more natural configuration. Provide engineered plans for the Japanese Garden bypass trail (approximately 500 linear feet).
 - (sheets combined w/ 4a)

Segment 5: Blair Hills Corridor Trail, approximately 6,500 linear feet

- A. KHSRA entrance bridge enhancements. Provide crossing improvements and enhanced bicycle and pedestrian connection which may include striping bike lanes and buffer sidewalk from adjacent traffic or Class I path on south side of bridge. Existing bridge width 40'.
 - (one plan sheet civil, one sheet civil details)
- B. New trail alignment through PXP property (requires negotiation of an easement (easement negotiation by others) and trail configuration/separation).
- C. New trail through chaparral area with connection to Wrightcrest Drive.
- D. New trail with climbing turns up the steep slope to BHSO. Provide for barrier plantings to minimize cutting of switchbacks.
- E. Restore habitat in other disturbed areas to compensate for trail disturbance.
- F. Provide setback, fence and native vegetation as a buffer along residential and private properties.
 - (b – f: three plan sheets landscape; one plan sheet civil – drainage crossings)

Segment 6: Baldwin Hills Scenic Overlook, approximately 2,500 linear feet

- A. New trail around northeast area of upper parking lot.
- B. Realign trail to provide slopes consistent with minimum standards and restore abandoned portions (approximately 900 linear feet).
- C. Plant barrier vegetation to discourage users from creating short cuts between switchbacks.
 - (a – c: one plan sheet landscape)
- D. 6' wide decomposed granite (DG) surfaced path (approximately 1,600 linear feet) on the east side of Hetzler Road to the existing trail opposite maintenance facility access (lower parking lot), including retaining walls on some portions as indicated, and high visibility crosswalk at top. Provide engineered plans for pedestrian pathway.

- (three plan sheets civil, one sheet civil details)

Segment 7: Connection through Culver City Park, approximately 2300 linear feet

- A. Culver City Park is located on top of a closed landfill. Per the City, evidence of slope movement indicates the need for further geotechnical studies, and potentially environmental studies, to evaluate the feasibility of new trail construction. This scope provides an allowance for Alta assistance to determine a trail connection from the upper ball fields to the interpretive boardwalk based on review of such technical information prepared by others. The current proposed scope and budget but does not include geotechnical or environmental studies or construction documents for the trail connection, which could be estimated following resolution of the alignment.

- (one preliminary plan sheet landscape)

Scope of Services

We understand the plans, specifications and estimate for segments 1,3,4,5, and 6 require a level of detail necessary to be put to public bid. The plans for unpaved trails throughout the corridor will provide a sufficient level of detail to be bid by contractors, but will not include proposed contours, profiles, or detailed grading calculations. The unpaved trail plans will show a precise alignment, to be flagged in the field by Alta and Timothy C. Best. They will be prepared in AutoCAD 2010 using available or obtained high resolution aerial photos and 1 foot contours based on aerial photogrammetry data and supplemental surveys. The unpaved trail plans will include typical trail sections and details, and storm water management plans to be prepared by DEA in collaboration with Alta and Best.

Public roadway improvements (limited to curb ramps, signage and striping), parking areas, trail drainage crossings, and paved trails, including the DG surfaced trail in Segment 6 at Baldwin Hills Scenic Overlook, and the Japanese Garden bypass trail at KHSRA, will require fully engineered plans to be prepared by DEA.

The Alta Team will provide plans, technical specifications, and estimate of probable construction cost. Construction contract documents and specification general provisions will be provided by LA County, California Department of Parks and Recreation, or other public agencies that contract for the work.

Based on the sheet count estimate provided in the Scope of Improvements, and assuming 40 scale plans, the approximate sheet count in the construction documents set will be 16 landscape plans sheets for unpaved trails and site restoration, and approximately 10 landscape detail sheets for unpaved trail construction, site amenities and features, and wayfinding signage. The civil plans will include approximately 11 plan sheets for layout/paving, grading, and drainage, and approximately 6 sheets for civil details, and approximately 20 plan sheets for storm water management and erosion control. If the project required significantly more sheets, or if the project was divided into separate projects rather than one combined plan set, this could require negotiation of additional budget.

Task 1. Project Administration/Management

Task 1.1 Project Initiation Meeting

Alta will meet with BHRCA and MRCA staff to discuss the project scope, schedule, budget, construction standards, issues to be addressed (technical, environmental, and community), and type of project approvals anticipated.

Deliverable: The Alta Team will provide a refined project work plan and critical path schedule, which will be maintained and updated at regular intervals during the course of preparation of the construction documents, and which can be used to guide the bidding and construction stages. The Alta Team will provide meeting notes that record key discussion points and decisions made and any follow-up tasks with responsible party.

Task 1.2 General Project Management

This task includes attendance at up to four internal team meetings, and the time required for Alta's Project Manager to coordinate with other consultant team members, and with administrative assistance, to coordinate Alta personnel and team activities, prepare and maintain the project budget and schedule updates, and prepare invoicing.

Deliverable: Monthly project report summarizing work completed, upcoming tasks, current project challenges and action items, budget status and invoice.

Task 1.3 QA/QC

Each submittal will be reviewed by personnel not directly involved with the project to monitor quality standards. We will utilize senior level staff for submittal reviews, and clearly communicate project expectations and requirements to the entire project team.

Task 2. Base Mapping for Design

Task 2.1 Base Map

A base map series suitable for trail and related improvements design (e.g. 40 scale) will be prepared by DEA in AutoCAD 2010 by integrating the GIS trail information created by Alta with additional aerial photo and topo and field survey information obtained by DEA. The survey limits for this project are defined as the proposed trail alignments in Segments 1 and 3 through 7, inclusive of the "Park to Playa Trail Proposed Alignment" exhibit attached to the request for proposal. No surveys will be performed in Segment 2. The survey tasks listed below will be along the proposed trail alignments only unless otherwise defined below. If existing data are available, areas could be excluded from the new topographic data. This proposal currently assumes new topographic data will be developed for all segments listed above.

Task 2.2: Project Control

Horizontal and vertical project control will be established to support the survey efforts for Segments 1 and 3-7 of the Park to Playa Trail Proposed Alignment. GPS observations and digital levels will be performed to

establish the horizontal and vertical components of the project control. Unless otherwise specified by the client, the horizontal control will be based on the North American Datum of 1983 (NAD83 2007.0), Zone 5 State Plane Coordinates and the vertical control will be based on the North American Vertical Datum of 1988 (NAVD 88 LACRD 2005).

Task 2.3: Record Land Net

DEA will prepare a Record Land Net for Segments 1 and 3-7 of the Park to Playa Trail utilizing public record information and GIS data only. The Record Land Net will be tied into the project control datums established in Task 1, but will not be based on a boundary survey.

Task 2.4: Aerial Mapping

Aerial photography will be obtained for Segments 1 and 3 through 7, inclusive. 1" = 40' scale planimetric aerial mapping with 1-foot contours will be mapped for a 500-foot strip centered on the proposed trail alignments shown on the "Park to Playa Trail Proposed Alignment" exhibit attached to the request for proposal. In addition, 3-inch digital orthophotos will be created from the aerial photography for the same limits as the aerial mapping

Horizontal and vertical aerial control panels will be set and field surveyed to support the aerial mapping. The planimetric aerial mapping will be prepared in conformance with National Map Accuracy Standards. Horizontal and Vertical aerial control panels will be set to meet aerial triangulation requirements.

Task 2.5: Supplemental Topographic Surveys

Supplemental Topographic field surveys will be performed to collect miscellaneous topographic data within the following areas only:

- Stocker Street crossing, trailhead, and parking area;
- La Cienega overcrossing bike and pedestrian improvements;
- Several drainage trail crossing areas and selected trail segments.

The supplemental topographic surveys may be used to identify critical tie-in points, surface visible utilities, and drainage features. For the purposes of this proposal, five 8-hour survey crew days have been included. If additional supplemental topographic surveys are needed outside of the 5-days, they will be provided for an additional fee based on the rates provided with this proposal.

The topographic survey data will be processed and plotted in CAD at a scale comparable to the aerial mapping. A digital terrain model will be prepared.

Task 2 Deliverables

- An electronic AutoCAD (.dwg) base map series, suitable for design at 40 scale with 1 foot topo contours, aerial image, and GIS-based property lines covering trail segments.

- Supplemental field survey data (topography, utility details, and existing improvements) incorporated into the base map series for high priority areas that require additional base information for design.
- Record Land Net at 20-scale
- NOTE: No boundary survey is included.

Task 3. Prepare 30% Design Plans for Trail Segments

The Alta Team will prepare preliminary designs and cost estimates for all off-street trail segments and crossings (see Scope of Improvements). Plans will be prepared to approximately 30% design level of completion in AutoCAD 2010 at a scale of 1"= 40' using the base sheets prepared under Task 1. Trail layout plans will require sixteen (16) sheets with two trail strips per sheet. Segments 1 and 3 require four (4) sheets, Segments 4 and 5 require three (3) sheets and Segment 6 requires two (2) sheets

Task 3.1 Preliminary Trail and Improvements Plans

Preliminary design plans are anticipated to include the following elements:

- **Trail Layout Field Meetings/Reconnaissance**– The Alta Team will lead a series of field visits for relevant agency staff and subconsultants (Tim Best on unpaved trails, DEA on paved trails, and BonTerra on both). The attendees will walk the trail alignment and agree on the location and configuration of the trail, which will be flagged and marked on the site and documented by GPS and map mark-up. One all-day field visit is anticipated to be required to complete the paved trail layout, and two all-day field visits are anticipated to be required to complete the unpaved trail layout. If additional meetings, or shorter more frequent meetings are required (involving additional travel time), this would be provided at additional cost.
- **Trail Alignment/Realignment Confirmation**– Tim Best will conduct follow-up site visits to refine and resolve the final trail alignment and configuration, as necessary. Four all-day field visits are anticipated to be required. DEA will survey the paved trail alignments as part of base data collection for design. If additional meetings, or shorter more frequent meetings (involving additional travel time) are required, this would be provided at additional cost.
- **Unpaved Trail Layout Plans** will be prepared by Alta, to include alignment, sign locations, and indicating features such as signs, fences, gates, benches, and shade structures. The unpaved trail layout plans will not include proposed contours or cut and fill calculations but will provide an alignment and typical or special cross-sections and construction details such as switchbacks and climbing turns
- **Civil Improvements Layout Plans** will be prepared by DEA, including paved trails, parking, road crossing improvements, and drainage crossing improvements.
- **Grading and Paving Plans for Civil Improvements** will be prepared by DEA, showing grades, grading limits, grading quantities, and considering erosion control and revegetation requirements. The parking and crossing improvement plans will meet Los Angeles Department of Transportation (LA DOT) standards.

- **Drainage Crossing Design**– Design input from DEA Alta and Tim Best, with, will provide examples of embedded culvert or small footbridge crossings of minor drainages along the trails.
- **Sections, Profiles and Civil Engineering Details**– DEA will develop preliminary typical cross sections and details for the civil improvements, including paved trails, retaining walls (only anticipated on DG trail at Baldwin Hills Scenic Overlook) road crossing improvements, parking paved trail segments. These will indicate pavement sections and surfacing materials.
- **Planting and Site Restoration Plans**– Alta will prepare preliminary planting and site restoration plans, coordinating with BonTerra biologists, including developing a preliminary plant palette using exclusively regional native plantings.
- **Site Improvement Details** – Alta will prepare conceptual details for fencing, benches, gates, small retaining walls, entryways, consisting of catalog cuts, photos of the proposed feature, or sketches.

Task 3.2 Outline Specifications

The Alta team will prepare outline technical specifications for their respective portions of the project identifying the sections and construction elements to be included. This will include brief descriptions of materials and fixtures represented on the plans.

Task 3.3 Preliminary Opinion of Probable Construction Cost

Prepare preliminary planning-level cost estimate for construction, updating the cost estimates prepared for the Feasibility Study, including permitting, utility relocation/adjustment, and other directly-related costs. Potential right-of-way acquisition is not included.

Task 3.4 Environmental Refinements and Habitat Restoration and Enhancement Opportunities

BonTerra Consulting will review the 30% plans and provide a memo outlining recommendations for potential project refinements that could reduce the environmental impacts of the proposed trail improvements and facilitate resource agency permitting that would be required for the project.

As part of this task, BonTerra Consulting will perform a field survey to identify and evaluate potential locations for habitat restoration/enhancement activities that may be available within open space areas surrounding the proposed trail improvements. The purpose of this field survey is to identify locations that may be used to mitigate impacts on native habitat that are anticipated to result from project implementation. The field survey will focus on identifying areas that can be utilized for habitat restoration (conversion from non-native/disturbed habitat to native habitat) or habitat enhancement (native habitat areas in need of weed abatement). Restoration and enhancement opportunities will also be mapped so that the amount of potential mitigation credit can be calculated. A description of the existing quality and species composition of the on-site vegetation will be compiled based upon observations and field notes taken during the survey. Representative photographs will be taken of existing conditions at various potential habitat restoration/enhancement sites.

This task includes the performance of up to two site visits to the project site. This task also includes the development of a location map with potential habitat restoration/enhancement sites identified and a brief letter report that summarizes the findings of the field survey. Please note that this task does not include preparation of a habitat restoration plan. If suitable on-site habitat restoration areas are identified and a habitat restoration or mitigation plan is necessary, BonTerra Consulting will submit a contract amendment for the additional work effort.

Task 3.4 Review and Comment

The draft products will be transmitted and the design team will attend one meeting with BHRCA or MRCA and partner agencies to review the 30% plans. Based on one consolidated set of review comments, the Alta Team will proceed with detailed design.

Task 3 Deliverables

- Preliminary Plans (30%) in electronic (pdf) plans prepared at 11x17 inches and six (6) hardcopy plots on bond at 22x34 inches.
- Outline Special Provisions Specifications in pdf and Word format and six hardcopy sets.
- Preliminary cost estimate in pdf and Excel format and six hardcopy sets.
- Memo on environmental refinements and habitat restoration and enhancement opportunities.

Task 4. 100% Design Plans, Specifications, and Estimates

The Alta Team will prepare 65%, 95% and 100% design plans, technical specifications, and cost estimates for the trail segments for MRCA and partner agency review and comment.

Final drawings will be stamped and signed by a registered professional engineer and a registered landscape architect, as appropriate. Geotechnical and structural analysis and reporting, if required, will be performed under separate contract.

Task 4.1 Construction Plans

Upon BHRCA/MRCA and partner agency written approval of the design development/30% drawings, based on consolidated comments and mark-ups, the Alta team will move forward with design.

The following elements will be contained in the plan set:

- **Cover Sheet and General Notes** including project location, key to sheets and other general information.
- **Unpaved Trail Layout Plans** to include alignment, sign locations, and indicating features such as signs, fences, gates, benches, and shade structures. The unpaved trail layout plans will not include proposed contours or cut and fill calculations but will provide an alignment, limits of the work, typical or special cross-sections and construction details such as switchbacks and climbing turns.
- **Civil Improvements Layout Plans** will be prepared including limits of the work, paved trails, parking, and road crossing improvements.

- **Grading and Paving Plans for Civil Engineering Improvements** will be prepared showing grades, grading limits, grading quantities, and considering erosion control and revegetation requirements for the paved trails (includes DG trail at Baldwin Hills Scenic Overlook) and drainage crossing improvements. The parking and crossing improvement plans will meet Los Angeles Department of Transportation (LA DOT) standards.
- **Drainage Crossing Design**– Design plans will be prepared by DEA, with input from Alta, and from Tim Best regarding geologic conditions. These are anticipated to be hardened crossings, r embedded culverts or small footbridge crossings of ten (10) minor drainages by the trails. This will include hydrological calculations necessary for agency review and permitting, as noted in Task 5. It is assumed that no new below-ground drainage facilities or modifications of such facilities will be necessary for the project.
- **Sections, Profiles and Civil Details** – DEA will develop typical and special cross sections and details for the civil improvements, including paved trails, retaining walls (only anticipated on DG trail at Baldwin Hills Scenic Overlook) road crossing improvements, and parking. These will indicate pavement sections and surfacing materials.
- **Planting and Site Restoration Plans** – Alta will prepare planting and site restoration plans, coordinating with BonTerra biologists, including a plant palette using exclusively regional native plantings.
- **Site Improvement Details** – Alta will prepare construction details for fencing, benches, gates, entryways, trash/recycling receptacles, bollards, and shade structures.
- **Signage Plans** – Alta will develop the sign concepts prepared for the Feasibility Study into preliminary construction plans and specifications suitable for the contractor to use to obtain shop drawing and have the signs fabricated at a sign shop.
- **SWPPP**– DEA will prepare a Storm Water Management Plan with input from Alta and BonTerra, designed to meet local codes and jurisdictional requirements and uploaded in accordance with the General Permit 2009-0009-DWQ adopted by the State Water Resources Control Board.
- **Irrigation Plans**– The Alta Team assumes that planting in currently irrigated park areas will continue to be irrigated. A budget for design of minor amendments to existing irrigation systems is included. New or significantly redesigned irrigation is not included. Planting in areas that are not currently irrigated will not be irrigated and will be selected to perform without it.

Deliverables: See Task 4.4 Submittals and Revisions

Task 4.2 Specifications

Deliverable: Technical construction specifications will be prepared in MS Word in accordance with CSI format. Requirements for all material submittals shall be included in the specifications.

Task 4.3 Opinion of Probable Construction Cost

Deliverable: A detailed estimate of probable costs will be prepared and submitted with the 65%, 95% and Final Plans. The final engineer's estimate will be in a format that represents actual bid items and quantities.

Task 4.4 Submittals and Revisions

The following submittals will be made during the course of the project. Submittals shall include 11 X 17 plan documents, along with 8.5 X 11 specifications and estimates. Submissions will include:

- **65% Complete Stage** – Comments from review of the 30% drawings will be incorporated into the 65% plans, specifications and estimate. The 65% PS&E will be transmitted to BHRCA/MRCA and partner agencies and the appropriate owner and permitting agencies for comments. We assume that a consolidated, internally consistent set of comments/mark-ups will be provided by the Client on a timely basis. Alta and it's design team propose (1) meeting during this phase
- **95% Complete Stage** – Comments from review of the 65% drawings will be incorporated into the plans, specifications and estimate. The 95% PS&E will be transmitted to BHRCA/MRCA and partner agencies for comments. We assume that a consolidated, internally consistent set of comments/mark-ups will be provided by the Client on a timely basis. Alta and it's design team propose (1) meeting during this phase
- **Final Plans (100%), Specifications and Estimates** – Comments from review of the 95% drawings will be incorporated into the plans, specifications and estimate. The 100% Draft PS&E will be transmitted to MRCA and partner agencies and the appropriate owner and permitting agencies for comments. We assume that a consolidated, internally consistent set of comments/mark-ups will be provided by the Client on a timely basis. We will incorporate final comments and provide the owner and permitting agencies with stamped, signed original sets of the plans and specifications to be used for reproduction and bidding. Final plans, bid schedule and specifications shall also be provided electronically on a CD in pdf, and in native Word, Excel and AutoCAD format. Alta and it's design team propose (1) meeting during this phase

Task 4 Deliverables: 100% Design Plans, Specifications, and Estimates for Trail Segments including:

- 65% Draft Plans, Specifications and estimate – electronic submittal in pdf format for review.
- 95% Draft Plans, Specifications and estimate – electronic submittal in pdf format for review.
- 100% Draft Plans, Specifications and estimate – electronic submittal in pdf format for review.
- 100% Final Plans, Specifications and estimate:
 - One bound signed, stamped original (24x36 inch), electronic (.pdf) copy, and AutoCAD (dwg) file of the final plans.
 - One signed, stamped hard copy, .pdf and MS Word soft copy of the final technical specifications.
 - One hard copy and Excel file of the final engineer's estimate.

Task 5. CEQA Compliance

BonTerra Consulting will prepare CEQA environmental documentation when project plans are at least 65% complete and no major revisions to the proposed project are anticipated. Due to the type of project, it is anticipated that the requisite environmental documentation would be a Mitigated Negative Declaration (MND). Should significant unavoidable impacts be expected such that an Environmental Impact Report (EIR) is required, Alta /BonTerra will develop a separate scope of services and cost estimate based on the expected level of required analysis for an EIR.

See Appendix A for additional detail regarding these tasks.

BonTerra Consulting will attend one meeting with Alta and the BHRCA to discuss the start of the environmental review process, the proposed improvements, schedule/deliverables, and other environmental and permitting issues.

Task 5.1 Draft IS/MND

Based on the completed project plans and Project Description provided by Alta's Trail Feasibility Study, BonTerra Consulting will prepare the CEQA-compliance document consisting of an Initial Study in support of a Mitigated Negative Declaration (IS/MND), which will describe and evaluate the potential environmental impacts of the specific trail segments designed in Tasks 2 and 3, including a preliminary/conceptual SWPPP for the project to be prepared by DEA.

The project description will include the location, project objectives, existing and proposed improvements, and relevant history. The project's consistency with existing planning documents will be evaluated. The scope and budget for this task assumes that the analysis will be completed based on existing available documents from MRCA, BHRCA and Alta and from technical studies for biological and cultural resources and a jurisdictional assessment that would be prepared by BonTerra Consulting. The studies that would be prepared as part of this task include:

- **Biological Resources Assessment**– BonTerra Consulting biologists will conduct a literature review to identify the known locations of state- or federally listed Threatened or Endangered species, or species otherwise designated as special status by state and local resources agencies and organizations that have the potential to occur in the project vicinity. A field survey will then be conducted to document the species composition and to map the vegetation types within the survey area and assess the site's potential to support special status plants and wildlife. A Biological Resources Technical Report will be developed to summarize the findings and make recommendations for focused surveys that may be required based on the habitat conditions observed within or adjacent to the proposed trail improvements and the extent of the project's grading limits. Based on a preliminary record search, the following focused surveys may be required for the project: 1) Special Status Plants focused surveys; 2) Coastal California Gnatcatcher surveys; and 3) Least Bell's Vireo/Southwestern Willow Flycatcher surveys. These surveys need to be conducted based on established agency protocols and are not included under this task but may be provided under a separate scope of services and subject to additional costs.

- **Phase I Cultural Resources Assessment** – BonTerra Consulting will prepare a Phase I cultural resources assessment that will include cultural and paleontological resources records searches, Native American consultation, a pedestrian survey, and a technical report describing the results of the study and providing management recommendations. The findings of this assessment will be summarized into the IS/MND, with mitigation measures provided, if necessary.
- **Jurisdictional Assessment**– BonTerra Consulting will perform a jurisdictional assessment to identify the extent and type of jurisdictional “waters of the U.S.”, including wetlands (if present), located within the boundaries of the proposed trail improvement project. The assessment will result in a determination of the jurisdictional resources and permits that may be needed from resource agencies. BonTerra Consulting will prepare a letter report containing the findings of jurisdictional assessment, which will be summarized into the IS/MND.

Any other technical study that may be required to complete the environmental analysis would be provided as an additional cost based on negotiation of scope and budget.

BonTerra Consulting will prepare an Administrative Draft IS/MND for the trail project and submit it to BHRCA for review. BHRCA staff will provide a consolidated list of internally consistent comments to be integrated into the Draft IS/MND. BonTerra Consulting will prepare a Draft IS/MND based on a set of consolidated, internally consistent comments to be provided by the BHRCA. Upon approval of the Draft IS/MND BonTerra will prepare the Draft IS/MND for reproduction and distribution to the State Clearinghouse (15 CDs) and 45 other public agencies for a total of no more than 60 CDs. Publication of the Notice of Intent in a local newspaper will be arranged by BonTerra Consulting but publication fees are expected to be paid for separately by the BHRCA.

Task 5.2 Response to Comments on the IS/MND

Following the 30-day public review period, BonTerra will respond to public and agency comments on the Draft IS/MND within the allocated hours for this task (see Fee Proposal). Based on comments and revisions from Alta and BHRCA, the responses will be revised and final Responses to comments will be provided for BHRCA to use in the staff report. Any necessary changes to the Draft IS/MND will be made and a Final IS/MND provided to BHRCA.

Task 5.3 Hearings and Notice of Determination

BonTerra Consulting will attend one public hearing before the BHRCA Board to adopt the Mitigated Negative Declaration and will then prepare a Notice of Determination for filing with the County Clerk and the State Clearinghouse. This assumes that filing fees and CDFG fees will be provided by the BHRCA separately from this proposal.

Task 5 Deliverables:

- Administrative Draft IS/MND (electronic copy).
- One bound and one electronic copy of the revised Draft IS/MND.
- Notice of Intent and Notice of Completion

- Publication of Notice of Intent in local newspaper
- Mailing of Draft IS/MND and Notice of Intent
- Draft Responses to comments on the IS/MND (electronic copy).
- Final Responses to comments on the IS/MND (electronic copy).
- Final IS/MND (electronic copy).
- Attendance at one public hearing
- Filing of Notice of Determination with County Clerk and State Clearinghouse

Task 6 Permit Applications

Task 6.1 Application Preparation and Submittal

Alta or its subconsultants will prepare and submit applications and documentation required for the specified permits for the construction of the trail, as listed below. Alta assumes that no local agency permit applications are required for this project, other than review as outlined above.

Permits:

- Caltrans encroachment permit at La Cienega overcrossing (by David Evans and Associates)
- State Water Resources Board Notification (by David Evans and Associates)
- US Army Corps of Engineers Section 404 Nationwide wetlands permit (by BonTerra Consulting)
- Los Angeles Regional Water Quality Control Board (by BonTerra Consulting)
- California Department of Fish and Game Streambed Alteration Permit (by BonTerra Consulting)

This task does not include preparation of a Habitat Mitigation and Monitoring Plan (HMMP) or conceptual mitigation plan that may be required by the CDFG.

Task 6.2 Application Follow-up and Representation

Following submittal of the application packages to the USACE, RWQCB and CDFG, BonTerra Consulting will contact designated agency staff to confirm receipt of the application submittal packages. BonTerra Consulting will process the USACE Section 404 permit, the CDFG Section 1602 Streambed Alteration Agreement Notification and the RWQCB Water Quality Certification Permit, including preparation of correspondence and participation in telephone calls among agency staff members assigned to process the permits. These services also include up to two meetings with assigned regulatory agency staff during the review process. BonTerra Consulting will provide regulatory permit status reports to the BHRCA each month until the permits are issued.

Alta and subconsultants will prepare for and attend up to one each of the following types of technical review and public engagement activities: public hearings, technical staff meetings, public workshops that may be required by the permitting/approving agencies. Client or regulating agency will provide meeting logistics. It

is difficult to anticipate all processing requirements associated with this task. As a result, if the proposed regulatory permit processing budget exceeds the amount identified in the budget for this task, Alta will request a budget augment to complete the regulatory process.

Task 7 Additional Meetings and Tasks

Task 7.1 Plains Exploration Project (PXP) Easement Negotiations

This task includes Alta staff attendance at up to two meetings with PXP, and the time required for Alta to prepare and complete one round of revisions to trail cross sections to represent the agreed-upon configuration.

Task 7.2 Meeting and Task Contingency

The Park to Playa Trail is a complex multi-agency project. Alta has included a contingency budget for additional meetings and unanticipated tasks that may be required during the course of the work.

Bid and Construction Period Services

The following services are not included in the current scope and budget and can be provided by the Alta Team based on negotiation of a specific scope and budget. Note: Consultant involvement in interpreting the plans, orienting the contractor and reviewing the work is strongly recommended.

- Presentation of the plans at board, council or public meetings.
- Preparation of contract forms and boilerplate.
- Bid period services – attendance at pre-bid meeting, response to bidder questions and potential addenda, review of bids, and assistance with contract negotiations.
- Construction period services – attendance at pre-construction meeting, response to RFI s and potential preparation of change orders, review of contractor submittals and payment requests, testing compaction and materials, construction observation including preliminary and final walk-throughs.

PROJECT ELEMENT	Alta Planning & Design Hours	David Evans & Associates Hours	Tim Best Hours	BonTerra Hours	Total Task Hours	Task Total Cost (Consultants Only)
1 Project Administration/Management						
Task 1.1 Project Initiation Meeting	24	6		17	47	\$ 7,035.00
Task 1.2 General Project Management	24	20			44	\$ 5,990.00
Task 1.3 QA/QC	28	12			40	\$ 6,340.00
Subtotal Task 1						\$ 19,365.00
2 Base Mapping for Design						
Task 2.1 Base Map	11	42			53	\$ 6,355.00
Subtotal Task 2						\$ 6,355.00
3 Prepare 30% Design Plans for Trail Segments						
Task 3.1 Develop Prelim. Trail Improvement Plans	454	680	75		1209	\$ 130,725.00
Task 3.2 Outline Specifications	60	32			92	\$ 9,820.00
Task 3.3 Prelim. Opinion of Probable Const. Costs	48	30			78	\$ 7,370.00
Task 3.4 Env. Refinements & Habitat Rest. & Enhance. Opp.	64	0		64	128	\$ 12,365.00
Task 3.5 Review & Comment	28	24		30	82	\$ 10,780.00
Subtotal Task 3						\$ 171,060.00
4 100% Construction PS&E for High Priority Trail Segments						
Task 4.1 Construction Plans (65%, 95%, & 100%)	1120	872	10		2002	\$ 193,410.00
Task 4.2 Specifications	92	60			152	\$ 16,100.00
Task 4.3 Opinion of Probable Const. Costs	124	42			166	\$ 16,090.00
Task 4.4 Submittals & Revisions	196	176			372	\$ 38,900.00
MRCA Review & Comment for (65%, 95%, & 100%)						\$ -
Subtotal Task 4						\$ 264,500.00
5 CEQA Compliance						
Task 5.1 Draft Project Level IS/MND				606	606	\$ 65,320.00
Biological Analysis	10			354	364	\$ 40,270.00
Cultural Records Assessment	10			64	74	\$ 9,320.00
Jurisdictional Assessment	10			31	41	\$ 5,030.00
Task 5.2 Response to Comments on the IS/MND	40			67	107	\$ 11,680.00
Task 5.3 Public Hearings & NOD	84			20	104	\$ 10,300.00
Subtotal Task 5						\$ 141,920.00
6 Permit Applications						
Task 6.1 Application Preparation & Submittal	72				72	\$ 7,340.00
JD				84	84	\$ 9,500.00
CRAM				40	40	\$ 4,740.00
Pre-App				26	26	\$ 3,280.00
JD processing				30	30	\$ 3,460.00
404 permit				55	55	\$ 6,010.00
401 permit				63	63	\$ 6,930.00
1600 SAA				56	56	\$ 6,160.00
SWPPP		114			114	\$ 14,070.00
Task 6.2 Application Follow-up & Representation	136			126	262	\$ 30,460.00
Subtotal Task 6						\$ 91,950.00
7 Additional Meetings and Tasks						
Task 7.1 PXP Easement Negotiations	136	38			174	\$ 11,880.00
Task 7.2 Meetings & Task Contingency	108				108	\$ 10,340.00
Subtotal Task 7						\$ 22,220.00
Suconsultant Administration (8%)						\$ 36,700.00

Reimbursable Expenses & Travel						
Aerial Mapping & Survey (through DEA)	-	-	-	-	-	\$ 83,150.00
Alta	-	-	-	-	-	\$ 5,654.00
Tim Best	-	-	-	-	-	\$ 2,000.00
DEA	-	-	-	-	-	\$ 5,050.00
BonTerra	-	-	-	-	-	\$ 7,096.00
Subtotal						\$ 102,950.00
Total	2879	2148	85	1733	6845	\$ 865,546
MRCA Project Administration / Management						\$ 200,000.00
Items Not Included In Alta's Estimate						
Geotechnical/Env. Studies for Segment 7 (Culver City portion)	-	-	-	-	-	TBD
Boundary Survey(s) (if needed)	-	-	-	-	-	TBD
Habitat Restoration Plan (if needed)	-	-	-	-	-	TBD
Geotech. & Structural Analysis (if required)	-	-	-	-	-	TBD
EIR (if required) - planning for MND only	-	-	-	-	-	TBD
Publication Fees for Notice of Intent (MND)	-	-	-	-	-	TBD
Filing Fees & CDFG Fees (NOD)	-	-	-	-	-	TBD
Permitting Fees:	-	-	-	-	-	TBD
CalTrans Encroach. Permit (La Cienega Overcrossing)	-	-	-	-	-	TBD
State Water Resources Board Notification	-	-	-	-	-	TBD
USACE Sec. 404	-	-	-	-	-	TBD
LARWQCB	-	-	-	-	-	TBD
CA Dept. Fish & Game	-	-	-	-	-	TBD
Subtotal						UNKNOWN
Total						\$ 1,065,546.00
Contingency (10%)						\$ 106,554.60
Grand Total						\$ 1,172,100.60