



JOINTLY-OWNED RAILROAD PROPERTY

August 14, 2024

Cal Pacific Land Services, Inc.
Attn: Mr. Charles Wadell
7245 Garden Grove Blvd., Ste. M
Garden Grove, CA 92841

Re: Second Five -Year Optional Renewal Term, Property Management Agreement
POLA No. 14-3269, POLB Document No. HD-8373

Dear Mr. Wadell:

Pursuant to Section III(B)(1) of the Agreement No. HD-8373/14-3269 effective November 19, 2014, as extended by the First Five-Year Optional Renewal Term dated November 5, 2019, by and between the City of Los Angeles (POLA), the City of Long Beach (POLB) (collectively, the Ports), and Cal Pacific Land Services, Inc. (Manager), POLA, by and through Its Executive Director and its Board of Harbor Commissioners, and POLB, by and through its Chief Executive Officer and its Board of Harbor Commissioners, hereby renew the term of the Agreement for the second five-year period commencing November 19, 2024.

Pursuant to Section V(C) of the Agreement, the Ports hereby adjust the compensation and rates payable under the Agreement, as set forth in the attached Exhibit D-2, which effective November 19, 2024 shall replace Exhibit D-1 in the Agreement. The total compensation payable by the Ports for services performed by Manager during the Second Five-Year Optional Renewal Term under the Agreement shall not exceed \$502,890.84 per year, or \$2,514,454 for the total five-year period.

Please confirm your receipt of this letter and acceptance of Exhibit D-2 by signing below as indicated and return one original to each Port.

City of Los Angeles, acting by and through
Its Board of Harbor Commissioners

By: _____ Dated: _____, 2024
Eugene D. Seroka
Executive Director
Los Angeles Harbor Department

City of Long Beach, acting by and through
Its Board of Harbor Commissioners

By: _____ Dated: _____, 2024
Mario Cordero
Chief Executive Officer
Long Beach Harbor Department

Approved as to form this _____ day of _____, 2024
DAWN MCINTOSH, City Attorney

By: _____
_____, Deputy

Joint Railroad Properties Managed by:
Cal Pacific Land Services, Inc.
7245 Garden Grove Blvd., Ste. M
Garden Grove, CA 92841
714/799-0900

Transmittal 2



JOINTLY-OWNED RAILROAD PROPERTY

Acknowledged and Agreed:

CAL PACIFIC LAND SERVICES, INC.

By: _____

Charles W. Wadell, Jr.
President

Dated: 01/14/24, 2024

EXHIBIT D - 2

Compensation and Rates

MANAGER SERVICES

CONTRACT ADMINISTRATION, NEGOTIATION AND

MANAGEMENT (Including Custodial, Representational, and Liaison Duties)	Estimated Hours Per Month	Estimated Total Expenditures
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Project Manager	5.00	
Special Projects Manager	10.00	
Sr. Contract Administrator/Sr. ROW Agent	30.00	
Contract Administrator/ROW Agent	115.00	
Project Administrator	30.00	
		\$ 19,346.21

BOOKKEEPING AND ACCOUNTING

Project Manager	5.00	
Special Projects Manager	5.00	
Sr. Contract Administrator/Sr. ROW Agent	5.00	
Accounting Specialist	15.00	
Project Administrator	10.00	
		\$ 5,254.53

PROPERTY MANAGEMENT AND MAINTENANCE SERVICES

(ROW Inspection and Administration of Property Management Services)

Project Manager	5.00	
Special Projects Manager	5.00	
Sr. ROW Agent	5.00	
ROW Agent	10.00	
Project Administrator	10.00	
		\$ 4,776.85

OTHER SERVICES

Unreimbursed Subcontractor Services and Related Items		\$1,500.00
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Total Monthly Estimated Expenditures for Manager Services		\$ 30,877.59
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Total Annual Not to Exceed Expenditures for Manager Services		\$ 370,531.06
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CPI for All Urban Consumers (CPI-U)

Los Angeles-Long Beach-Anaheim, CA

July, 2019 = 274.682

April, 2024 = 332.572 *

Multiplier per Contract = 1.211

*Contract calls for July, 2024 Index which is not yet available.

EXHIBIT D - 2

Compensation and Rates

Maintenance Subcontractor Services (On Contingency as Needed and upon Owners' Prior Written Approval)

Year 11	\$102,360
Year 12	\$102,360
Year 13	\$102,360
Year 14	\$102,360
Year 15	\$102,360

Manager's Reimbursable Expenses and Direct Charges by Year

Year 11	\$30,000
Year 12	\$30,000
Year 13	\$30,000
Year 14	\$30,000
Year 15	\$30,000

Not to Exceed Amounts by Year

Year 11	\$	502,890.84
Year 12	\$	502,890.84
Year 13	\$	502,890.84
Year 14	\$	502,890.84
Year 15	\$	502,890.84

Not to Exceed Amount for Second Renewal Period \$2,514,454
(Years 11-15)

Processing of Applications for Joint Ports' Permits

Per Typical Application (Paid By Applicant)

Paid to Cal Pacific	\$2,750
Charge to Applicant for Preparation of Drawings - Dependent on Complexity	Amount Varies
Paid to Sub Contractors	At Cost

Note: Application fee, including the cost of engineering services, to be paid by applicant prior to Cal Pacific or sub contractor expending time. Complex applications will require a higher budget which will be dependent on the project.

EXHIBIT D - 2

Compensation and Rates

Staff and Positions

(Staff named below may be changed or substituted only upon written approval by Owners' Executive Directors or their designees.)

	<u>Hourly Rates</u>
Charles Wadell, Principal/Project Manager	\$184.25
Regner Globus, Special Projects Manager	\$150.13
Jerry Wilson, Sr. ROW Agent	\$116.01
Senior Right of Way Agent	\$116.01
Right of Way Agent	\$95.54
Database Specialist	\$81.89
Project Administrator	\$81.89
Office Clerk	\$68.24
Depositions and Court Testimony	\$409.44

AUTHORIZED REIMBURSABLE EXPENSES AND DIRECT CHARGES UPON
APPROVAL OF THE OWNERS AND IN COMPLIANCE WITH SECTION V
OF THE AGREEMENT

Copies, per page	@	\$0.15	Overnight Travel	@	Cost
D & E Size Copies, per page	@	\$4.00	Mileage	@	Current IRS Rate
Real Estate Data Services	@	Cost	Sub-Consultants	@	Cost
Telephone/Fax	@	Cost	Other Expenses	@	Cost
Postage/FedEx	@	Cost			