



JOINTLY-OWNED RAILROAD PROPERTY



November 5, 2019

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

Re: First Five-Year Optional Renewal Term, Property Management Agreement
POLA Document 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, by and between the City of Los Angeles (POLA), the City of Long Beach (POLB), and Cal Pacific Land Services, Inc. (Manager), POLA and POLB, by and through their respective Executive Directors and Board of Harbor Commissioners, hereby renew the term of the Agreement for one five-year period commencing November 20, 2019. POLA and POLB reserve the right to exercise the second option to renew the Agreement for an additional five-year period per the terms of the Agreement.

Pursuant to Section V(C) of the Agreement, the Ports hereby adjust the compensation and rates payable under the Agreement, as set forth in attached Exhibit D-1, which effective November 20, 2019 shall replace Exhibit D in the Agreement.

Please confirm your receipt of this letter and acceptance of Exhibit D-1 by signing below as indicated and returning one original to each Port.

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

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

Dated: _____, 2019

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

By: _____
Mario Cordero
Executive Director
Long Beach Harbor Department

Dated: _____, 2019

Acknowledged and Agreed

CAL PACIFIC LAND SERVICES, INC.

By: _____
Charles Waddell
President

Dated: _____, 2019

EXHIBIT D - 1

Compensation and Rates

MANAGER SERVICES

CONTRACT ADMINISTRATION, NEGOTIATION AND

MANAGEMENT (Including Custodial, Representational, and Liaison Duties) Estimated Hours Per Month Estimated Total Expenditures

Project Manager	10.00	
Special Projects Manager	10.00	
Sr. Contract Administrator/Sr. ROW Agent	30.00	
Contract Administrator/ROW Agent	120.00	
Project Administrator	35.00	
		\$ 17,468.70

BOOKKEEPING AND ACCOUNTING

Project Manager	5.00	
Sr. Contract Administrator/Sr. ROW Agent	5.00	
Accounting Specialist	20.00	
Project Administrator	10.00	
		\$ 3,493.75

PROPERTY MANAGEMENT AND MAINTENANCE SERVICES

(ROW Inspection and Administration of Property Management Services)

Project Manager	5.00	
Sr. ROW Agent	5.00	
ROW Agent	15.00	
Project Administrator	10.00	
		\$ 3,099.30

OTHER SERVICES

Unreimbursed Subcontractor Services and Related Items \$1,500.00

Total Monthly Estimated Expenditures for Manager Services \$ 25,561.75

Total Annual Not to Exceed Expenditures for Manager Services \$ 306,741.00

CPI for All Urban Consumers (CPI-U)

Los Angeles-Long Beach-Anaheim, CA

July, 2014 = 243.556

July, 2019 = 274.579

Multiplier per Contract = 1.127

EXHIBIT D - 1

Compensation and Rates

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

Year 6	\$84,525
Year 7	\$84,525
Year 8	\$84,525
Year 9	\$84,525
Year 10	\$84,525

Manager's Reimbursable Expenses and Direct Charges by Year

Year 6	\$30,000
Year 7	\$30,000
Year 8	\$30,000
Year 9	\$30,000
Year 10	\$30,000

Not to Exceed Amounts by Year

Year 6	\$ 421,266.00
Year 7	\$ 421,266.00
Year 8	\$ 421,266.00
Year 9	\$ 421,266.00
Year 10	\$ 421,266.00

Not to Exceed Amount for First Renewal Period (Years 5-10) \$2,106,330

Processing of Applications for Joint Ports' Permits

Per Typical Application (Paid By Applicant)

Paid to Cal Pacific	\$2,750
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 - 1

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	\$152.15
Greg Armentrout, Special Projects Manager	\$123.97
Jerry Wilson, Sr. ROW Agent	\$95.80
Senior Right of Way Agent	\$95.80
Right of Way Agent	\$78.89
Database Specialist	\$67.62
Project Administrator	\$67.62
Office Clerk	\$56.35
Depositions and Court Testimony	\$338.10

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			