

FIRST AMENDMENT TO AGREEMENT NO. 2673  
BETWEEN THE CITY OF LOS ANGELES AND  
TETRA DESIGN, INC.

THIS FIRST AMENDMENT to Agreement No. 2673 is made and entered into by and between the CITY OF LOS ANGELES, a municipal corporation ("City"), acting by and through its Board of Harbor Commissioners ("Board"), and TETRA DESIGN, INC. ("Consultant") as follows:

1. Article V, Section E, subsection 4, is amended to read:  
  
"4. Eight (8) years have elapsed from the effective date of the Agreement; or"
2. Exhibit "A-1", entitled "PROJECT DESCRIPTION," attached hereto, is substituted for Exhibit "A." Each reference in Agreement No. 2673 to Exhibit "A" hereinafter refers to Exhibit "A-1."
3. Exhibit "B-1", entitled "SCOPE OF SERVICES," attached hereto, is substituted for Exhibit "B." Each reference in Agreement No. 2673 to Exhibit "B" hereinafter refers to Exhibit "B-1."
4. Exhibit "D-1," entitled "COMPENSATION," attached hereto, is substituted for Exhibit "D." Each reference in Agreement No. 2673 to Exhibit "D" hereinafter refers to Exhibit "D-1."
5. Exhibit "E-1", entitled "SCHEDULE OF WORK," attached hereto, is substituted for Exhibit "E." Each reference in Agreement No. 2673 to Exhibit "E" hereinafter refers to Exhibit "E-1."

Except as amended herein, all remaining terms and conditions of Agreement No. 2673 shall remain in full force and effect.

IN WITNESS THEREOF, the parties hereto have executed this First Amendment to Agreement No. 2673 on the date to the left of their signatures.

THE CITY OF LOS ANGELES, by its  
Board of Harbor Commissioners

Dated: \_\_\_\_\_

By \_\_\_\_\_  
Executive Director

Attest \_\_\_\_\_  
Board Secretary

TETRA DESIGN, INC.

Dated: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
(Print/type name and title)

Attest: \_\_\_\_\_

\_\_\_\_\_  
(Print/type name and title)

APPROVED AS TO FORM AND LEGALITY  
\_\_\_\_\_, 2011  
CARMEN A. TRUTANICH, City Attorney

By \_\_\_\_\_  
JANET KARKANEN, Deputy

|                               |       |             |  |
|-------------------------------|-------|-------------|--|
| Account#                      | 54220 | W.O. #      |  |
| Ctr/Div#                      |       | Job Fac.#   |  |
| Proj/Prog#                    |       |             |  |
| Budget FY:                    |       | Amount:     |  |
| 2007-2016                     |       | 8,986,412   |  |
|                               |       |             |  |
|                               |       |             |  |
| TOTAL                         |       | \$8,986,412 |  |
| For Acct/Budget Div. Use Only |       |             |  |
| Verified by:                  | _____ |             |  |
| Verified Funds Available:     | _____ |             |  |
| Date Approved:                | _____ |             |  |

**EXHIBIT "A-1"**  
**PROJECT DESCRIPTION**

## EXHIBIT "A-1"

### PROJECT DESCRIPTION

The Port of Los Angeles is beginning a grand revitalization of the San Pedro Waterfront Program (SPW Program). The Downtown Waterfront Harbor Project (Project) is the portion of the SPW Program that involves renovating the waterfront adjacent to Downtown San Pedro creating new waterways, a waterfront promenade, and public open spaces.

The primary purpose of the Project is to promote the Downtown Harbor as a memorable district of cultural, institutional and educational uses with the emphasis of reintegrating Downtown San Pedro with its waterfront. The plan includes creating water adjacent to downtown, preservation and restoration of historic buildings and artifacts which include a new fireboat display structure, creating new public spaces, and connecting the downtown with the waterfront. To complement these changes, the Project integrates additional berthing opportunities, cultural uses, educational vessels, and public open spaces.

Public open spaces, including a grand waterfront promenade, water feature, and a new town square will link downtown San Pedro with the waterfront. These improvements will transform the Downtown Waterfront Harbor into a magnificent gateway to Downtown San Pedro capturing the expression of the downtown, the region's history and the existing maritime heritage that defines San Pedro.

Overall, this Project will include preparing plans, specifications, and estimates (PS&Es) (consisting of planning, engineering, architectural, and landscaping design services) to construct new waterways, promenades, and berthing facilities for the Downtown Harbor area. The designs in this Project shall be integrated with and complimentary to the recent improvements completed on the San Pedro Waterfront, including, but not limited to, the Waterfront Gateway and Waterfront Enhancements projects surrounding the Downtown Waterfront Harbor.

This Project shall be designed in accordance with applicable regulations and guidelines for sustainable design based on the United States Green Building Council - Leadership in Energy and Environmental Design (USGBC - LEED) Green Building Rating System. Implementation of sustainable design objectives and application of the LEED assessment protocol shall be employed to acquire a minimum of a Gold rating.

In order to coordinate with adjacent LA Waterfront Projects, this Project has been divided into Phase 1 and Phase 2 to allow completion of Phase 1 elements of the Project in a timely manner. The Project includes the following elements:

**A: DESIGN SERVICES FOR DOWNTOWN HARBOR WATER CUTS**

Consultant shall develop PS&Es for the construction of water cuts for the Downtown Harbor. The primary objective of the Downtown Harbor is to bring the water closer to Downtown San Pedro as well as accommodate the Los Angeles Maritime Institute Top

Sail Vessels, Port Vessels, and visiting tall ships. The existing tugboat harbor at Berth 85 needs to be expanded with a 1.56-acre water cut, moving the water's edge a maximum 160 feet west to the edge of a new promenade. Demolition of temporary facilities, existing parking and landscaping would be required for dredging to a level of -25 feet MLLW depth. Total dredging volume is approximately 102,000 cubic yards. To construct the water cuts, sheet piles would be installed and existing utilities relocated.

Items identified by the Department for this task include, but are not limited to, the following: (1) design for the installation of sheet piles, (2) preparation of dredging and material relocation plan, (3) design of new floating docks, and (4) design of access gangways.

This element is included in Phase 1.

**B: DESIGN SERVICES FOR 7<sup>TH</sup> STREET HARBOR WATER CUTS**

Consultant shall develop PS&Es for the construction of a new harbor at the end of 7<sup>th</sup> Street. The primary objective is to bring the water closer to Downtown San Pedro, as well as provide berthing opportunities for visiting vessels, by constructing a 0.36-acre water cut. The scope of work would include demolition of existing parking, landscaping, and building structures required for dredging to a level of -25 feet MLLW depth. Total dredging volume is approximately 26,000 cubic yards. Installation of sheet piles would be required as well as utilities relocated. The work also includes construction of twelve-foot-wide floating docks and access gangway adjacent to the new promenade.

Items identified by the Department for this task include, but are not limited to, the following: (1) design for the installation of sheet piles, (2) coordination of the dredging and material relocation plan, (3) design of new floating docks, and (4) design of access gangways.

This element is included in Phase 2.

**C: DESIGN SERVICES FOR DOWNTOWN PROMENADE**

Consultant shall develop PS&Es for a grand urban promenade approximately 30 feet wide that provides spacious public access to the water's edge. This promenade will act as a unifying element to the entire waterfront with a focus on access to the water and water activities. In most locations, the promenade will consist of two levels, lower and upper. The lower level of the promenade will be the portion closer to the water's edge. It will be paved and will feature minimal landscaping, pedestrian signage, lighting, and site furnishings such as bollards, respectful of San Pedro's character and be coordinated with a maritime theme. The items already identified by the Department for this task include, but are not limited to, the following: (1) design of promenade deck shading over water, (2) design of railing and fencing integrated with the promenade, and (3) design of furnishing that will accent the promenade.

The upper promenade shall continue with the overall theme of other San Pedro Waterfront projects, such as the Waterfront Gateway and Waterfront Enhancements Projects, but shall also incorporate features that are unique to the downtown area. The upper promenade will be lined with trees and include landscaping, lighting, signage, street furniture, and paving material of decomposed granite or similar material. This multi-purpose public space is a critical investment for the revitalization of the harbor and design elements will have to be coordinated with downtown groups. Sometimes modest and at other times bold, it must create a "scene" that brings together activities such as strolling, jogging, rollerblading, biking, and people watching. The items already identified by the Department for this task include, but are not limited to, the following: (1) design a promenade with multiple use features, (2) landscape architecture that accents the promenade, (3) design of furnishing that will accent the promenade, and (4) provisions that can implement public artworks.

This element is included in both Phase 1 and 2 as it relates to both water cuts which will be constructed in different phases.

**D: DESIGN SERVICES FOR 7<sup>TH</sup> STREET PIER**

Consultant shall develop PS&Es for a new public pier extending out into the water just at the end of 7<sup>th</sup> Street. The pier will be a visual extension of the main thoroughfare from Downtown San Pedro to the waterfront. This would be a public area that would also allow for berthing opportunities for visiting vessels to dock temporarily. Demolition of a portion of the existing Acapulco Restaurant, existing surface parking, and approximately twelve marina slips and a portion of the floating dock is required.

Items identified by the Department for this task include, but are not limited to, the following: (1) design of pilings, (2) design of a pier deck, (3) design of railings, (4) design of gangways, and (5) design of floating docks.

This element is included in Phase 2.

**E: DESIGN SERVICES FOR DOWNTOWN WATER FEATURE**

Consultant shall develop PS&Es for a new 12,000 square foot interactive water feature that will be a central point of the Downtown Harbor area. The conceptual design needs to be developed and coordinated with downtown community groups. The water feature will create the appearance of having the water closer to the Downtown District.

This element is included in Phase 2.

**F: JOHN S. GIBSON PARK**

Consultant shall develop PS&Es for integrating the existing John S. Gibson Park and all its monuments with the Downtown Waterfront area. The Park and the Waterfront must complement each other through site improvements and enhancements.

This element is included in Phase 2.

**G: DESIGN SERVICES FOR DOWNTOWN HARBOR TOWN SQUARE**

Consultant shall develop PS&Es for a new Town Square at the foot of 6<sup>th</sup> Street, just in front of the Maritime Museum, that incorporates the promenade and is made of decorative stone pavers that allow for through traffic but can be closed for special events and functions. Traffic control with the railroad tracks must also be included in the design. The design guidelines are focused on establishing the character of the open spaces throughout the bridge to breakwater project area. The design of open spaces should reflect the environmental and cultural history of this place as well as the current maritime activities that make the waterfront unique to San Pedro. Demolition of existing 6<sup>th</sup> Street, sidewalks and existing parking would be required.

Items identified by the Department for this task include, but are not limited to, the following: (1) design of multi-use public open space for events/gatherings and (2) landscape architecture that integrates with Downtown San Pedro.

This element is included in both Phase 1 and 2 as it relates to both water cuts which will be constructed in different phases.

**H: DESIGN SERVICES FOR DOWNTOWN RED CAR RAIL SYSTEM**

The current single track will be upgraded to a double track system to allow travel concurrently in either direction. The final configuration of the double rail tracks will be completed in another project but the alignment and traffic controls will affect the final layout of the new Town Square.

This element is included in Phase 2.

**I: MARITIME MUSEUM BUILDING RENOVATION**

Consultant shall develop PS&Es for the exterior renovation of the Maritime Museum building. The Maritime Museum is listed on the National Register of Historic Places and shall be renovated in accordance with state and national historic preservation guidelines.

This element is included in Phase 2.

**J: RALPH J. SCOTT MUSEUM BUILDING**

Consultant shall develop PS&Es for the construction of a museum building that will cover, preserve, and showcase the historic Ralph J. Scott Fireboat and associated artifacts. The building will be located in the Downtown Harbor area, adjacent to Fire Station No. 112 and over the existing water. The museum design shall accommodate the following special provisions: a multilevel structure that would allow visitors to view the

Ralph J. Scott from various levels (from the hull below, from the main deck and from the wheel house, as well as a full view of the entire fireboat from the exterior); a small conference room, office space, and must acquire a LEED Gold Rating. Concept drawings and renderings must first be prepared and presented to the Fire Department Commission and the Cultural Affairs Commission for approval and signoff prior to developing.

This element is included in Phase 1.

**K: PORT MARITIME OFFICE BUILDING (Deleted)**

**L: PUBLIC ART**

Consultant shall incorporate public art into the design of the Downtown Waterfront Harbor and utilize a public art professional to administer a formal RFQ process to identify, select, and commission the public artist(s) to design public art for this Project. The Department has allocated one percent (1%) of the total construction cost for public art and the Consultant shall be responsible for utilizing a public art professional to collaborate with the commissioned public artist(s) and develop PS&Es for construction of the public art. The public art professional shall facilitate screening and recommendation of the public artist(s) by the San Pedro Waterfront Public Art Selection Panel.

This element is included in Phase 1.

**M: DESIGN SERVICES FOR NORTH HARBOR PROMENADE**

Consultant shall develop PS&Es for a new North Harbor Promenade at the foot of 5th Street, just north of the existing Fire Boat Station, that incorporates the promenade and is made of both utilitarian paving suitable for vehicular loading and access to the future Lane Victory in the Future North Harbor (by others). The design shall allow for through traffic but can be closed for special events and functions. Traffic control with the railroad tracks must also be included in the design.

Items identified by the Department for this task include, but are not limited to, the following: (1) design of multi-use public open space for vehicular and pedestrian access and (2) landscape architecture that integrates with the overall Downtown Harbor.

This element is included in Phase 1 and is the element that identifies new parking for the loss of parking due to the Downtown Harbor water cut.

**N: DESIGN SERVICES FOR SALINAS de SAN PEDRO PROMENADE**

Consultant shall develop PS&Es for a new Salinas de San Pedro Promenade that would extend along the waterside edge of the Boy Scout Camp and the Salinas de San Pedro Salt Marsh. Along the Boy Scout Camp, approximately 200 linear feet of promenade will be constructed over the water. Approximately 900 linear feet of promenade will be

constructed along the edges of the salt marsh. The pile supported waterfront promenade would match other new promenade areas within the Port, and would be up to 30 feet wide with a boardwalk, railing, lighting, pedestrian signage, and seating. The proposed Project includes extension of the promenade from the Cabrillo Marina along the waterside of the existing Cabrillo Beach Youth Waterfront Sports Center and the existing salt marsh. This section of the promenade would be constructed on 100 pilings approximately 18 to 19 feet about the mean higher high water (MHHW) mark, and would be approximately 1,500 linear feet. The promenade in this area would also include construction of the new wharf structure (approximately 45,000 square feet). The promenade would span the 25-foot-long opening of the salt marsh and cover approximately 750 square feet.

This element will only include Concept development as required for mitigation identified in the LA Waterfront Program EIR.

**EXHIBIT "B-1"**  
**SCOPE OF SERVICES**

## EXHIBIT "B-1"

### SCOPE OF SERVICES

#### Detailed Scope of Services

#### ***Task 1 Project Management and Coordination***

The Consultant shall provide state-of-the-art project management services throughout the Project. This project management effort shall be provided for the following processes: Project initiation, Project planning and scheduling, Project controls, Project execution, and Project administration and closing. The Consultant shall deal with the Project issues, including, but not limited to, Project integration, Project scope development, Project management, cost management, quality assurance and control issues, human resource requirements, Project communications, and Project risk management. The Consultant shall initiate, plan, execute, direct, control, and administer the Project by effectively organizing, staffing, directing, integrating, and coordinating the required Project tasks and services. These services shall be performed in a professional fashion as per current project management principals, guidelines, and standards promoted by recognized project management organizations and institutions. This task includes the following:

#### **Task 1.A Project Management Plan**

The Consultant shall provide a detailed project management plan (PMP) including information on coordination with appropriate agencies to ensure timely completion of the PS&E packages. This plan shall include a schedule for milestone completion and an hourly breakdown for each task and subtask. The PMP shall be delivered within 30 days of the first NTP.

**Task 1.A.1** Quality Control/Quality Assurance Plan. In conjunction with the PMP, the Consultant shall also prepare a quality control/quality assurance plan (QC/QA plan) for this Project, within 30 days of the first NTP. The QC/QA Plan shall be prepared in accordance with the Port's minimum requirements, and shall identify procedures for reviewing and checking computations, design drawings and other submittals specific to the design phase for both the Consultant and the Consultant's subconsultants. The plan shall also identify roles and responsibilities for implementing and monitoring quality control and quality assurance.

**Task 1.A.2** Prepare Project Schedule. The Consultant shall develop a computerized critical path method schedule (CPM schedule) using Microsoft Project. This schedule shall be created in close coordination with the Port's Project Manager. The initial schedule shall be submitted 30 days after the first NTP. The schedule shall initially focus on design phase activities, including significant milestones, permits, utility coordination and related tasks, to allow for effective planning, monitoring and reporting throughout the Project. It shall combine activities related to cost, planning and design, reviews, delivery, and approvals and shall provide uniform guidance for planning, scheduling, budgeting,

and coordination efforts. Updates to the schedule should coincide with the monthly Project Development Team (PDT) Meeting, where reporting shall take place.

**Task 1.A - Deliverables**

**Project Management Plan (PMP)**  
**2 hard-copies**

**Task 1.B Monthly Progress Status Reports and Schedule Updates**

The Consultant shall prepare monthly progress reports that will include an update to the key milestone delivery schedule and percent completion of each task worked on during that period. Consultant shall maintain CPM Schedule. The schedule will be reviewed in close coordination with Engineer. Each month a schedule shall be issued for Project progress meetings and other public meetings where Project status and the schedule may be an agenda item. The CPM Schedule shall also be updated each month to show progress.

**Task 1.B - Deliverables**

**Monthly Progress Report**  
**Updates to the CPM Schedule**  
**2 hard copies and 1 electronic file**

**Task 1.C Project Development Team (PDT) Meetings**

The Consultant team shall attend monthly PDT meetings with Project stakeholders throughout the Project's duration. The Consultant's Project Manager shall attend each meeting. It is anticipated that various other members of the Project team, including subconsultants, shall attend the meetings, as needed. The Consultant shall prepare an agenda and distribute meeting minutes, as well as track design contract action items. Monthly progress reports shall be presented and discussed at this meeting.

**Task 1.C - Deliverables**

**Meeting Minutes (all meetings)**  
**Agendas**

**Task 1.D Subconsultant Administration**

The Consultant shall administer all Subconsultants on this Project. All Subconsultant requests for information, questions, clarifications, and invoices shall be processed through the Consultant.

**Task 1.D - Deliverables**

**None**

NOTE: Project Management services and costs are included within all major scope of services Tasks (Tasks 2.0 – 13.0) and so are not broken out separately as Task 1.0.

## ***Task 2 Geotechnical Engineering Services***

Consultant shall investigate the soil and subsurface conditions at the Project site, and provide geotechnical recommendations for design of the Project. The geotechnical work shall include, but not necessarily be limited to, the following:

### **Task 2.A Review and Analysis of Existing Information**

**Task 2.A.1** Collect and review existing geotechnical reports, boring logs and other Geotechnical information from adjacent and nearby projects, as well as from previously performed geotechnical work in the Project area.

**Task 2.A.2** Review and represent the site geology on plan, section, and profiles. Summarize soil parameters as presented in existing data.

**Task 2.A.3** Inspect site to determine existing site conditions.

### **Task 2.B Field Investigation**

**Task 2.B.1** Following review of available geotechnical information, Consultant shall develop a geotechnical work plan, including determination of the number of borings, cone penetration tests (CPT) or other data acquisition and testing required for design of the Project.

**Task 2.B.2** Submit a boring plan indicating the location and depths of all borings and CPTs for approval by Engineer prior to sampling. Boring plan shall indicate substructures in the vicinity of the proposed borings.

**Task 2.B.3** Detailed planning of field investigation:

- Arrange for and schedule drillers.
- Make preparations for sample handling, transportation, and testing.
- Locate test borings.
- Locate utilities and other onsite interferences and mark location on the ground.
- Obtain necessary permits.
- Schedule field staff.

**Task 2.B.4** Perform borings and other fieldwork as necessary for the surface and subsurface investigation. As initial surface and subsurface investigation is accomplished and data is reviewed, Consultant shall adjust boring depths, locations, and number of borings and CPTs using prudent engineering judgment and considering subsurface conditions and Project requirements and as approved by Engineer. CPT data shall be obtained during borings.

**Task 2.B.5** Borings in uncontaminated areas shall be backfilled with soil cuttings except CPTs will not be backfilled. Borings and CPTs in contaminated areas shall be backfilled with grout. Contaminated drilling spoils shall be left on-site in drums for disposal by others.

**Task 2.C Laboratory Testing**

Perform laboratory testing, including, but not necessarily limited to, the following:

**Task 2.C.1** Index testing:  
Moisture content/dry density  
Specific gravity  
Atterberg limits  
Sand equivalent  
Sieve analysis  
Resistivity

**Task 2.C.2** Consolidation tests with time plot.

**Task 2.C.3** Soil strength test:  
Triaxial compression  
Direct shear  
Standard penetration test

**Task 2.C.4** R-value or CBR tests.

**Task 2.C.5** Compaction tests.

**Task 2.C.6** Chemical analysis:  
pH  
sulfates  
chlorides

**Task 2.D Prepare Soil Data Report**

**Task 2.D.1** Prepare narrative summary of the site soil conditions and soil parameters as developed from review of existing data, borings, and laboratory testing.

**Task 2.D.2** Prepare and draft boring logs using GINT program.

**Task 2.D.3** Prepare site soil plan, profile, and cross sections.

**Task 2.D.4** Prepare data report.

## **Task 2.E Geotechnical Analysis**

The geotechnical analysis shall be based on both the currently available geotechnical site information and the results of the new field investigation. The following items shall be addressed by the geotechnical analysis:

**Task 2.E.1** Provide seismic design requirements and recommendations based on Los Angeles Building Code criteria and considering the significance of the Palos Verdes Fault.

**Task 2.E.2** Foundation analysis:

Develop recommendations for the foundations and/or bedding of structures, including retaining walls, vaults, storm drains and light poles, considering local site conditions and recommended seismic requirements.

Prepare technical report.

**Task 2.E.3** Pavement design:

Develop pavement section for roadway improvements based on adjoining property usage. Provide R-values and CBRs of sub-grade for pavement design.

Prepare technical report.

**Task 2.E.4** General grading:

Provide analyses and recommendations for the following:

- Trench excavation, backfill and shoring.
- Site grading, fill placement and compaction.
- Subgrade preparation for foundations and footings of structures.
- Bedding requirements for utilities and substructures.
- Dewatering.

**Task 2.E.5** Corrosive potential:

Determine soil corrosion potential and recommend protective measures for utilities and substructures.

## **Task 2.F Final and Draft Reports**

The findings, conclusions and recommendations shall be discussed with the Department as they are developed. Upon completion of the Work, Consultant shall submit five copies of the draft report containing the findings, conclusions and recommendations together with the supporting field and laboratory data for review by the Department. Consultant shall review and address Department's comments, and submit ten copies of the final report to the Department.

## **Task 2.G Contract Documents Review**

Consult with designers during Preliminary and Final Designs as necessary to implement recommendations and review project drawings and specifications for conformance with geotechnical recommendations.

### **Task 2 - Geotechnical Engineer service shall be provided for the following Project Elements:**

- 2.A Downtown Harbor**
- 2.B 7<sup>th</sup> Street Harbor**
- 2.C Downtown Promenade**
- 2.D 7<sup>th</sup> Street Pier**
- 2.E Downtown Water Feature**
- 2.F John S. Gibson Park**
- 2.G Downtown Harbor Town Square**
- 2.H Downtown Red Car Rail System**
- 2.I Maritime Museum Renovation**
- 2.J Ralph J. Scott Museum Building**
- 2.K Port Maritime Office Building (Deleted)**
- 2.L Public Art**
- 2.M North Harbor Promenade**
- 2.N Salinas de San Pedro Promenade**

### **Task 2 – Deliverables**

Meeting minutes  
Boring plan  
Obtain necessary permits  
Soil data reports  
Draft and final geotechnical reports

## ***Task 3 Conceptual Study and Report Phase***

After written notice to proceed, Consultant shall perform a Conceptual Study and Report for the Project. That work shall include, but not necessarily be limited to, the following:

### **Task 3.A Perform Conceptual Study**

**Task 3.A.1** Visit the site and become familiar with the Project area.

**Task 3.A.2** Review available survey, coordinate control information and record plans and use this material to establish site boundaries, locations of existing facilities, utilities (including utilities below grade) and existing grades. Provide a list of additional surveys required to be obtained by the Department's survey forces.

**Task 3.A.3** Identify and analyze permits, approvals and requirements of local, state, and federal regulatory agencies, and coordinate with them as necessary for conformance with their requirements, rules and regulations.

**Task 3.A.4** Coordinate work with adjacent projects, facilities and improvements.

**Task 3.A.5** Develop detailed project design criteria and identify critical issues, opportunities and constraints. Prepare Design Criteria Manual to incorporate results of this work.

### **Task 3.B Prepare Report**

Prepare a report and documentation package presenting the results of the two (2) conceptual studies to clearly present the considerations involved and the alternative solutions available setting forth Consultant's findings, evaluations and recommendations. Document and recommend one preferred plan that best achieves the Project design criteria.

### **Task 3 - Conceptual Study and Report phase shall be provided for the following Project Elements:**

- 3.A Downtown Harbor**
- 3.B 7<sup>th</sup> Street Harbor**
- 3.C Downtown Promenade**
- 3.D 7<sup>th</sup> Street Pier**
- 3.E Downtown Water Feature**
- 3.F John S. Gibson Park**
- 3.G Downtown Harbor Town Square**
- 3.H Downtown Red Car Rail System**
- 3.I Maritime Museum Renovation**
- 3.J Ralph J. Scott Museum Building**
- 3.K Port Maritime Office Building (Deleted)**
- 3.L Public Art**
- 3.M North Harbor Promenade**
- 3.N Salinas de San Pedro Promenade (Deleted)**

### **Task 3 – Deliverables**

- Preliminary Conceptual Study (Design Criteria Manual)**
- Final Conceptual Study report**
- Architectural exhibits/artist renderings**
- Preliminary architectural plans**
- Landscaping exhibit(s)**
- Mechanical/electrical exhibits**
- Grading and surfacing exhibit(s)**
- Utility and substructure exhibit(s)**

**Construction phasing**  
**Refined design imagery**  
**Preliminary Project construction cost estimate**  
**Preliminary Project design & construction schedules**

***Task 4 Preliminary Design Phase (40% Construction Plans)***

Upon completion of the Conceptual Study and Report phase, selection of a preferred alternative by the Department, and issuance of a written Notice to Proceed from the Engineer, or written provisional notice to proceed with individual elements, Consultant shall perform the preliminary (40%) design.

Plans shall include typical sections and details and illustrate the architectural, civil, structural, electrical and mechanical design aspects in sufficient detail to cover all matters, which will materially affect the essential features and cost of the Project.

The preliminary design submittal shall include, but not necessarily be limited to, the following for all facilities:

- Architectural plans
- Site plan showing coordination and relationships with overall site development
- Construction phasing plan
- Removal plan
- Substructure plan
- Civil design
- Structural design
- Plumbing design
- Electrical design
- Storm drain plans and details
- Landscape and hardscape design
- Striping and signage plan
- Utility plan
- Site/Area lighting plan
- Outline specifications for each discipline of work
- Updated Project cost estimate and schedule
- Utility demand estimates
- Perform all appropriate code coordination and review with applicable local, state, and federal agencies

**Task 4 - Preliminary Design Phase (40% Construction Plans) shall be provided for the following Project Elements:**

- 4.A Downtown Harbor**
- 4.B 7<sup>th</sup> Street Harbor**
- 4.C1 Downtown Promenade--Phase 1**
- 4.C2 Downtown Promenade--Phase 2**

- 4.D 7<sup>th</sup> Street Pier
- 4.E Downtown Water Feature
- 4.F John S. Gibson Park
- 4.G1 Downtown Harbor Town Square--Phase 1
- 4.G2 Downtown Harbor Town Square-Phase 2
- 4.H Downtown Red Car Rail System
- 4.I Maritime Museum Renovation
- 4.J Ralph J. Scott Museum Building
- 4.K Port Maritime Office Building (Deleted)
- 4.L Public Art
- 4.M North Harbor Promenade
- 4.N Salinas de San Pedro Promenade (Deleted)

**Task 4 – Deliverables**

- Preliminary architectural plans
- Preliminary site plan
- Preliminary construction phasing plans
- Preliminary removal plan
- Preliminary substructure plan
- Preliminary civil plans
- Preliminary structural plans
- Preliminary mechanical/electrical/plumbing plans
- Preliminary utility plans
- Preliminary landscape and hardscape plan
- Preliminary site/area lighting plans
- Preliminary signing & striping plans
- Preliminary construction cost estimate
- Preliminary construction schedule
- Associated reports and analysis work
- Outline of specifications

***Task 5 Eighty Percent Design Phase (80% Construction Plans)***

Upon issuance of written Notice(s) to Proceed from the Engineer, Consultant shall proceed with 80% design of Project. This procedure is the same for the Final design.

**Task 5.A Preparation of Contract Documents**

Prepare Contract Document in sufficient detail to provide the information necessary for competitive construction contract bidding for Project.

**Task 5.B Permits and Approvals**

**Task 5.B.1** Perform all appropriate code coordination and review with all applicable local, state, and federal agencies.

**Task 5.B.2** Consultant shall complete applications, including necessary documentation, to obtain all permits and approvals for Project other than those that are required to be obtained by Contractor(s). These applications shall be submitted to Engineer for review and approval prior to filing with appropriate agencies.

**Task 5.B.3** Permits/Approvals for this Project include, but are not necessarily limited to, the following:

City of Los Angeles, Department of Building and Safety  
City of Los Angeles, Department of Public Works  
City of Los Angeles, Fire Department  
Regional Water Quality Control Board permit

**Task 5.B.4** Changes in the Contract Documents, including any changes required by a change in rules, regulations, or laws required to obtain final approval from said agencies, shall be made by Consultant.

**Task 5.B.5** Consultant shall determine and obtain any other permits required by the local, state, and federal agencies for the Project.

**Task 5 – Eighty Percent Design Phase (80% Construction Plans) shall be provided for the following Project Elements:**

- 5.A Downtown Harbor**
- 5.B 7<sup>th</sup> Street Harbor**
- 5.C1 Downtown Promenade--Phase 1**
- 5.C2 Downtown Promenade--Phase 2**
- 5.D 7<sup>th</sup> Street Pier**
- 5.E Downtown Water Feature**
- 5.F John S. Gibson Park**
- 5.G1 Downtown Harbor Town Square--Phase 1**
- 5.G2 Downtown Harbor Town Square--Phase 2**
- 5.H Downtown Red Car Rail System**
- 5.I Maritime Museum Renovation**
- 5.J Ralph J. Scott Museum Building**
- 5.K Port Maritime Office Building (Deleted)**
- 5.M North Harbor Promenade**
- 5.N Salinas de San Pedro Promenade (Deleted)**

**Task 5 – Deliverables**

**An 80% version of the following, grouped by contract set, shall be provided to the Port at the end of this design phase:**

**Architectural plans**

Site plans  
Construction phasing plan  
Removal plan  
Substructure plan  
Civil plans  
Structural plans  
Preliminary mechanical/electrical/plumbing plans  
Utility composite plan  
Landscape and hardscape plan  
Signage and striping plan  
Site/Area lighting  
Updated construction cost estimates  
Updated construction schedule  
Associated reports and analysis work  
Calculations  
Specifications

***Task 6 Final Design Documents (100%)***

Upon issuance of a written Notice to Proceed from the Engineer, or written provisional notice to proceed with individual elements, Consultant shall prepare the Final Design submittal and respond to and incorporate all comments received from the Department and City Department of Building and Safety.

**Task 6.A** Contract Documents shall be stamped and signed by an architect or engineer appropriately licensed to practice in the State of California.

**Task 6.B** Submit to Engineer all construction quantities as well as structural, civil, electrical, mechanical, and any other calculations used in the design of the Project.

**Task 6.C** Submit a detailed estimate of the cost based on the bid items and provide a Class "A" estimate.

**Task 6.D** Submit a proposed construction schedule in sufficient detail for use by Engineer in evaluating the adequacy of Contractor's scheduling submittal.

**Task 6 – Final Design Documents (100%) shall be provided for the following Project Elements:**

- 6.A Downtown Harbor**
- 6.B 7<sup>th</sup> Street Harbor**
- 6.C1 Downtown Promenade--Phase 1**
- 6.C2 Downtown Promenade--Phase 2**
- 6.D 7<sup>th</sup> Street Pier**
- 6.E Downtown Water Feature**
- 6.F John S. Gibson Park**

- 6.G1 Downtown Harbor Town Square--Phase 1
- 6.G2 Downtown Harbor Town Square--Phase 2
- 6.H Downtown Red Car Rail System
- 6.I Maritime Museum Renovation
- 6.J Ralph J. Scott Museum Building
- 6.K Port Maritime Office Building (Deleted)
- 6.M North Harbor Promenade
- 6.N Salinas de San Pedro Promenade (Deleted)

**Task 6 – Deliverables**

- Architectural plans
- Site plans
- Construction phasing plan
- Removal plan
- Substructure plan
- Civil plans
- Structural plans
- Mechanical/electrical/plumbing plans
- Utility composite plan
- Landscape and hardscape plan
- Site/Area lighting plan
- Signage and striping plan
- Updated construction cost estimates
- Updated construction schedule
- Calculations
- Specifications

***Task 7 Signature Submittal***

Following review and incorporation of comments of Engineer, original Contract Documents, stamped and signed by an engineer or architect appropriately licensed to practice in the State of California, shall be submitted for signature by Engineer.

**Task 7.A** The original drawings and two vellums, drawing electronic CAD files, unbound original specification, and two copies of final specification, cost estimate and schedule shall be submitted.

**Task 7.B** Submit to Engineer all final construction quantities as well as structural, civil, electrical, mechanical, and any other calculations used in the design of the Project.

**Task 7 - Signature Submittal shall be provided for the following Project Elements:**

- 7.A Downtown Harbor
- 7.B 7<sup>th</sup> Street Harbor
- 7.C1 Downtown Promenade--Phase 1

- 7.C Downtown Promenade--Phase 2
- 7.D 7<sup>th</sup> Street Pier
- 7.E Downtown Water Feature
- 7.F John S. Gibson Park
- 7.G1 Downtown Harbor Town Square--Phase 1
- 7.G2 Downtown Harbor Town Square--Phase 2
- 7.H Downtown Red Car Rail System
- 7.I Maritime Museum Renovation
- 7.J Ralph J. Scott Museum Building
- 7.K Port Maritime Office Building (Deleted)
- 7.L Public Art
- 7.M North Harbor Promenade
- 7.N Salinas de San Pedro Promenade (Deleted)

**Task 7 – Deliverables**

- Original drawings
- Unbound original specifications
- Final cost estimate
- Final schedule
- Final quantities and calculations

***Task 8 Bidding Phase***

Consultant shall provide assistance to the Department during the contract(s) advertising and award process to include the following:

- Assistance in pre-qualifying potential bidders.
- Attendance at pre-bid meetings.
- Reviewing and providing responses to bidder inquiries.
- Preparing and issuing Addendums as needed.
- Assistance in reviewing bids.

**Task 8 - Bidding Phase services shall be provided for the following Project Elements:**

- 8.A Downtown Harbor
- 8.B 7<sup>th</sup> Street Harbor
- 8.C1 Downtown Promenade--Phase 1
- 8.C2 Downtown Promenade--Phase 2
- 8.D 7<sup>th</sup> Street Pier
- 8.E Downtown Water Feature
- 8.F John S. Gibson Park
- 8.G1 Downtown Harbor Town Square--Phase 1
- 8.G2 Downtown Harbor Town Square--Phase 2
- 8.I Maritime Museum Renovation

- 8.J Ralph J. Scott Museum Building**
- 8.K Port Maritime Office Building (Deleted)**
- 8.L Public Art**
- 8.M North Harbor Promenade**
- 8.N Salinas de San Pedro Promenade (Deleted)**

### ***Task 9 Design Services During Construction***

Consultant shall provide the following services in support of the Harbor Department on-site construction management efforts:

#### **Task 9.A Office Engineering.**

**Task 9.A.1** Check detailed construction drawings, shop and erection drawings, and substitutions submitted by the Project contractor for compliance with permits and contract documents.

**Task 9.A.2** Review specific non-routing laboratory, shop, and mill test reports of materials and equipment as directed by the Harbor Department.

**Task 9.A.3** Address Requests For Information (RFIs) from the Project contractor and Building and Safety inspectors.

**Task 9.A.4** Prepare record (as-built) drawings on original contract documents as per the data supplied by the Project contractor via the Harbor Department's construction manager.

#### **Task 9.B Field Engineering**

**Task 9.B.1** Make periodic visits to the site to observe the work in progress and provide appropriate reports, including attendance at selected weekly progress meetings.

**Task 9.B.2** Observe and report to the Harbor Department on any performance test required by the contract documents.

**Task 9.B.3** Attend final inspections of Project's completed construction contracts.

#### **Task 9.C Structural Observation**

**Task 9.C.1** Consultant shall provide qualified personnel for observation of structural systems, for general conformance to the approved plans and specifications in conformance with all applicable codes.

**Task 9.C.2** This task includes a limited number of field trips at significant construction stages and at completion of the structural system. The structural systems include the lateral and/or gravity of load paths.

**Task 9 - Design Services during construction shall be provided for the Project Elements :**

- 9.A Downtown Harbor
- 9.B 7<sup>th</sup> Street Harbor
- 9.C1 Downtown Promenade--Phase 1
- 9.C2 Downtown Promenade--Phase 2
- 9.D 7<sup>th</sup> Street Pier
- 9.E Downtown Water Feature
- 9.F John S. Gibson Park
- 9.G1 Downtown Harbor Town Square--Phase 1
- 9.G2 Downtown Harbor Town Square--Phase 2
- 9.H Downtown Red Car Rail System
- 9.I Maritime Museum Renovation
- 9.J Ralph J. Scott Museum Building
- 9.K Port Maritime Office Building (Deleted)
- 9.L Public Art
- 9.M North Harbor Promenade
- 9.N Salinas de San Pedro Promenade (Deleted)

**Task 9 - Deliverables**

Responses to requests for information  
Field reports and "punch lists"  
Reviewed shop drawings and submittals

***Task 10 As-Needed Engineering Services***

Upon issuance of a written Notice to Proceed from the Engineer, Consultant shall provide technical studies, analysis, conceptual –final designs, and other engineering services as directed by the Engineer.

**Task 10 - As-Needed Engineering services shall be provided for the following Project Elements:**

- 10.A Downtown Harbor
- 10.B 7<sup>th</sup> Street Harbor
- 10.C1 Downtown Promenade--Phase 1
- 10.C2 Downtown Promenade--Phase 2
- 10.D 7<sup>th</sup> Street Pier
- 10.E Downtown Water Feature
- 10.F John S. Gibson Park
- 10.G1 Downtown Harbor Town Square--Phase 1
- 10.G2 Downtown Harbor Town Square--Phase 2
- 10.H Downtown Red Car Rail System
- 10.I Maritime Museum Renovation
- 10.J Ralph J. Scott Museum Building

- 10.K Port Maritime Office Building (Deleted)
- 10.L Public Art
- 10.M North Harbor Promenade
- 10.N Salinas de San Pedro Promenade (Deleted)

***Task 11 Reimbursable Expenses***

See Exhibit C (Hourly Rates) and Exhibit D (Compensation).

***Task 12 Public Outreach***

Upon issuance of a written Notice to Proceed from the Engineer, Consultant shall coordinate the Downtown Harbor Project Public Outreach, including but not limited to the following:

- Address public comments and incorporate these comments into the design, as appropriate.
- Attend additional meetings with Port staff to present additional concepts.
- Attend public workshops and present concepts to the community (assuming up to five team members).
- Prepare presentation material including, but not limited to, Power Point presentations, videos, presentation boards, and handouts for public workshops.

**Task 12 - Public Outreach services shall be provided for the following Project Elements:**

- 12.A Downtown Harbor
- 12.B 7<sup>th</sup> Street Harbor
- 12.C1 Downtown Promenade--Phase 1
- 12.C2 Downtown Promenade--Phase 2
- 12.D 7<sup>th</sup> Street Pier
- 12.E Downtown Water Feature
- 12.F John S. Gibson Park
- 12.G1 Downtown Harbor Town Square--Phase 1
- 12.G2 Downtown Harbor Town Square--Phase 2
- 12.H Downtown Red Car Rail System
- 12.I Maritime Museum Renovation
- 12.J Ralph J. Scott Museum Building
- 12.K Port Maritime Office Building (Deleted)
- 12.L Public Art
- 12.M North Harbor Promenade
- 12.N Salinas de San Pedro Promenade (Deleted)

***Task 13 Coordination With Adjacent Projects***

Upon issuance of a written Notice to Proceed from the Engineer, Consultant shall coordinate with and attend meetings regarding future and proposed projects associated with the Downtown Harbor including, but not limited, to:

Sampson Way and 7th Street Intersection and Parking  
Maritime Museum and Port Police Dock  
USS IOWA  
Berth 87 and Cruise Terminal Parking  
Red Car Line Alignment Configurations  
Port Fiber Optic Project

**Task 13 - Coordination with Adjacent Projects services shall be provided for the following Project Elements:**

- 13.A Downtown Harbor
- 13.B 7<sup>th</sup> Street Harbor
- 13.C1 Downtown Promenade--Phase 1
- 13.C2 Downtown Promenade--Phase 2
- 13.D 7<sup>th</sup> Street Pier
- 13.E Downtown Water Feature
- 13.F John S. Gibson Park
- 13.G1 Downtown Harbor Town Square--Phase 1
- 13.G2 Downtown Harbor Town Square--Phase 2
- 13.H Downtown Red Car Rail System
- 13.I Maritime Museum Renovation
- 13.J Ralph J. Scott Museum Building
- 13.K Port Maritime Office Building (Deleted)
- 13.L Public Art
- 13.M North Harbor Promenade
- 13.N Salinas de San Pedro Promenade (Deleted)

**EXHIBIT "D-1"**  
**COMPENSATION**

**EXHIBIT "D-1"**  
**METHOD OF COMPENSATION**

**SAN PEDRO WATERFRONT - DOWNTOWN WATERFRONT HARBOR**

**TASK 1 PROJECT MANAGEMENT AND COORDINATION:**

COMPENSATION FOR WORK PERFORMED UNDER THIS TASK  
 WILL BE PAID UNDER TASKS 2 - 13 \$ N/A

**TASK 2 GEOTECHNICAL ENGINEERING SERVICES:**

|          |                            |    |         |
|----------|----------------------------|----|---------|
| Lump Sum |                            |    |         |
|          | Project Elements "A" - "M" | \$ | 380,057 |
|          | Project Element "N"        | \$ | 71,958  |
|          |                            | \$ | 452,015 |

**TASK 3 CONCEPTUAL STUDY AND REPORT PHASE:**

|                         |                                |    |                     |
|-------------------------|--------------------------------|----|---------------------|
| Lump Sum                |                                |    |                     |
| 3.A                     | Downtown Harbor                | \$ | 54,180              |
| 3.B                     | 7th Street Harbor              | \$ | 53,755              |
| 3.C                     | Downtown Promenade             | \$ | 278,257             |
| 3.D                     | 7th Street Pier                | \$ | 72,268              |
| 3.E                     | Downtown Water Feature         | \$ | 86,526              |
| 3.F                     | John S. Gibson Park            | \$ | 58,439              |
| 3.G                     | Downtown Harbor Town Square    | \$ | 89,746              |
| 3.H                     | Downtown Red Car Rail System   | \$ | 50,734              |
| 3.I                     | Maritime Museum Renovation     | \$ | 112,789             |
| 3.J                     | Ralph J. Scott Museum Building | \$ | 321,858             |
| 3.K                     | Port Maritime Office Building  | \$ | -                   |
| 3.L                     | Public Art                     | \$ | 45,121              |
| 3.M                     | North Promenade                | \$ | 103,626             |
| 3.N                     | Salinas de San Pedro           | \$ | 100,000             |
| <b>Task 3 Sub-Total</b> |                                |    | <b>\$ 1,427,299</b> |

**TASK 4 PRELIMINARY DESIGN PHASE (40% DESIGN PLANS):**

## Lump Sum

|      |                                      |    |         |
|------|--------------------------------------|----|---------|
| 4.A  | Downtown Harbor                      | \$ | 111,129 |
| 4.B  | 7th Street Harbor                    | \$ | 105,731 |
| 4.C1 | Downtown Promenade--Phase 1          | \$ | 143,491 |
| 4.C2 | Downtown Promenade--Phase 2          | \$ | 132,454 |
| 4.D  | 7th Street Pier                      | \$ | 129,073 |
| 4.E  | Downtown Water Feature               | \$ | 85,514  |
| 4.F  | John S. Gibson Park                  | \$ | 24,146  |
| 4.G1 | Downtown Harbor Town Square--Phase 1 | \$ | 60,805  |
| 4.G2 | Downtown Harbor Town Square--Phase 2 | \$ | 56,128  |
| 4.H  | Downtown Red Car Rail System         | \$ | 5,116   |
| 4.I  | Maritime Museum Renovation           | \$ | 35,153  |
| 4.J  | Ralph J. Scott Museum Building       | \$ | 207,682 |
| 4.K  | Port Maritime Office Building        | \$ | -       |
| 4.L  | Public Art                           | \$ | 53,973  |
| 4.M  | North Promenade                      | \$ | 84,867  |
| 4.N  | Salinas de San Pedro                 | \$ | -       |

**Task 4 Sub-Total** \$ 1,235,262

**TASK 5 EIGHTY PERCENT CONSTRUCTION DOCUMENTS (80% DESIGN):**

## Lump Sum

|      |                                      |    |         |
|------|--------------------------------------|----|---------|
| 5.A. | Downtown Harbor                      | \$ | 163,956 |
| 5.B  | 7th Street Harbor                    | \$ | 159,243 |
| 5.C1 | Downtown Promenade--Phase 1          | \$ | 118,266 |
| 5.C2 | Downtown Promenade--Phase 2          | \$ | 109,168 |
| 5.D  | 7th Street Pier                      | \$ | 156,665 |
| 5.E  | Downtown Water Feature               | \$ | 89,870  |
| 5.F  | John S. Gibson Park                  | \$ | 23,998  |
| 5.G1 | Downtown Harbor Town Square--Phase 1 | \$ | 52,074  |
| 5.G2 | Downtown Harbor Town Square--Phase 2 | \$ | 48,068  |
| 5.H  | Downtown Red Car Rail System         | \$ | 2,229   |
| 5.I  | Maritime Museum Renovation           | \$ | 54,822  |
| 5.J  | Ralph J. Scott Museum Building       | \$ | 236,564 |
| 5.K  | Port Maritime Office Building        | \$ | -       |
| 5.L  | Public Art                           | \$ | -       |
| 5.M  | North Promenade                      | \$ | 117,230 |
| 5.N  | Salinas de San Pedro                 | \$ | -       |

**Task 5 Sub-Total** \$ 1,332,153

**TASK 6 FINAL DESIGN DOCUMENTS (100% DESIGN):**

---

## Lump Sum

|      |                                      |    |         |
|------|--------------------------------------|----|---------|
| 6.A  | Downtown Harbor                      | \$ | 67,374  |
| 6.B  | 7th Street Harbor                    | \$ | 65,137  |
| 6.C1 | Downtown Promenade--Phase 1          | \$ | 111,249 |
| 6.C2 | Downtown Promenade--Phase 2          | \$ | 102,691 |
| 6.D  | 7th Street Pier                      | \$ | 87,369  |
| 6.E  | Downtown Water Feature               | \$ | 86,124  |
| 6.F  | John S. Gibson Park                  | \$ | 16,707  |
| 6.G1 | Downtown Harbor Town Square--Phase 1 | \$ | 46,599  |
| 6.G2 | Downtown Harbor Town Square--Phase 2 | \$ | 43,014  |
| 6.H  | Downtown Red Car Rail System         | \$ | 1,682   |
| 6.I  | Maritime Museum Renovation           | \$ | 24,902  |
| 6.J  | Ralph J. Scott Museum Building       | \$ | 113,658 |
| 6.K  | Port Maritime Office Building        | \$ | -       |
| 6.L  | Public Art                           | \$ | -       |
| 6.M  | North Promenade                      | \$ | 79,583  |
| 6.N  | Salinas de San Pedro                 | \$ | -       |

**Task 6 Sub-Total** \$ 846,089

**TASK 7 SIGNATURE SUBMITTAL:**

---

## Lump Sum

|      |                                      |    |        |
|------|--------------------------------------|----|--------|
| 7.A  | Downtown Harbor                      | \$ | 21,800 |
| 7.B  | 7th Street Harbor                    | \$ | 18,095 |
| 7.C1 | Downtown Promenade--Phase 1          | \$ | 25,130 |
| 7.C2 | Downtown Promenade--Phase 2          | \$ | 23,197 |
| 7.D  | 7th Street Pier                      | \$ | 28,675 |
| 7.E  | Downtown Water Feature               | \$ | 40,947 |
| 7.F  | John S. Gibson Park                  | \$ | 5,038  |
| 7.G1 | Downtown Harbor Town Square--Phase 1 | \$ | 19,499 |
| 7.G2 | Downtown Harbor Town Square--Phase 2 | \$ | 17,999 |
| 7.H  | Downtown Red Car Rail System         | \$ | 988    |
| 7.I  | Maritime Museum Renovation           | \$ | 14,631 |
| 7.J  | Ralph J. Scott Museum Building       | \$ | 34,899 |
| 7.K  | Port Maritime Office Building        | \$ | -      |
| 7.L  | Public Art                           | \$ | 3,489  |
| 7.M  | North Promenade                      | \$ | 38,870 |
| 7.N  | Salinas de San Pedro                 | \$ | -      |

**Task 7 Sub-Total** \$ 293,257

**TASK 8 BIDDING PHASE:**

---

## Lump Sum

|      |                                      |    |        |
|------|--------------------------------------|----|--------|
| 8.A  | Downtown Harbor                      | \$ | 13,046 |
| 8.B  | 7th Street Harbor                    | \$ | 13,046 |
| 8.C1 | Downtown Promenade--Phase 1          | \$ | 22,688 |
| 8.C2 | Downtown Promenade--Phase 2          | \$ | 20,943 |
| 8.D  | 7th Street Pier                      | \$ | 16,078 |
| 8.E  | Downtown Water Feature               | \$ | 11,956 |
| 8.F  | John S. Gibson Park                  | \$ | 2,459  |
| 8.G1 | Downtown Harbor Town Square--Phase 1 | \$ | 4,059  |
| 8.G2 | Downtown Harbor Town Square--Phase 2 | \$ | 3,746  |
| 8.H  | Downtown Red Car Rail System         | \$ | -      |
| 8.I  | Maritime Museum Renovation           | \$ | 10,028 |
| 8.J  | Ralph J. Scott Museum Building       | \$ | 14,353 |
| 8.K  | Port Maritime Office Building        | \$ | -      |
| 8.L  | Public Art                           | \$ | 5,992  |
| 8.M  | North Promenade                      | \$ | 6,184  |
| 8.N  | Salinas de San Pedro                 | \$ | -      |

**Task 8 Sub-Total** \$ 144,578

**TASK 9 DESIGN SERVICES DURING CONSTRUCTION:**

---

## Not to Exceed

|      |                                      |    |         |
|------|--------------------------------------|----|---------|
| 9.A  | Downtown Harbor                      | \$ | 150,000 |
| 9.B  | 7th Street Harbor                    | \$ | 100,000 |
| 9.C1 | Downtown Promenade--Phase 1          | \$ | 150,000 |
| 9.C2 | Downtown Promenade--Phase 2          | \$ | 100,000 |
| 9.D  | 7th Street Pier                      | \$ | 100,000 |
| 9.E  | Downtown Water Feature               | \$ | 80,000  |
| 9.F  | John S. Gibson Park                  | \$ | 25,000  |
| 9.G1 | Downtown Harbor Town Square--Phase 1 | \$ | 150,000 |
| 9.G2 | Downtown Harbor Town Square--Phase 2 | \$ | 75,000  |
| 9.H  | Downtown Red Car Rail System         | \$ | 50,000  |
| 9.I  | Maritime Museum Renovation           | \$ | 50,000  |
| 9.J  | Ralph J. Scott Museum Building       | \$ | 200,000 |
| 9.K  | Port Maritime Office Building        | \$ | -       |
| 9.L  | Public Art                           | \$ | 4,833   |
| 9.M  | North Promenade                      | \$ | 25,000  |
| 9.N  | Salinas de San Pedro                 | \$ | -       |

**Task 9 Sub-Total** \$ 1,259,833

**TASK 10 ADDITIONAL DESIGN SERVICES:**

---

## Not to Exceed

|       |                                      |    |         |
|-------|--------------------------------------|----|---------|
| 10.A  | Downtown Harbor                      | \$ | 150,000 |
| 10.B  | 7th Street Harbor                    | \$ | 150,000 |
| 10.C1 | Downtown Promenade--Phase 1          | \$ | 150,000 |
| 10.C2 | Downtown Promenade--Phase 2          | \$ | 150,000 |
| 10.D  | 7th Street Pier                      | \$ | 150,000 |
| 10.E  | Downtown Water Feature               | \$ | 100,000 |
| 10.F  | John S. Gibson Park                  | \$ | 100,000 |
| 10.G1 | Downtown Harbor Town Square--Phase 1 | \$ | 150,000 |
| 10.G2 | Downtown Harbor Town Square--Phase 2 | \$ | 150,000 |
| 10.H  | Downtown Red Car Rail System         | \$ | 25,000  |
| 10.I  | Maritime Museum Renovation           | \$ | 40,000  |
| 10.J  | Ralph J. Scott Museum Building       | \$ | 100,000 |
| 10.K  | Port Maritime Office Building        | \$ | -       |
| 10.L  | Public Art                           | \$ | 23,697  |
| 10.M  | North Promenade                      | \$ | 110,000 |
| 10.N  | Salinas de San Pedro                 | \$ | -       |

**Task 10 Sub-Total** \$ 1,548,697

**TASK 11 REIMBURSABLE EXPENSES:**

---

## Not to Exceed

|       |                                      |    |        |
|-------|--------------------------------------|----|--------|
| 11A   | Downtown Harbor                      | \$ | 20,000 |
| 11.B  | 7th Street Harbor                    | \$ | 20,000 |
| 11.C1 | Downtown Promenade--Phase 1          | \$ | 20,000 |
| 11.C2 | Downtown Promenade--Phase 2          | \$ | 15,000 |
| 11.D  | 7th Street Pier                      | \$ | 20,000 |
| 11.E  | Downtown Water Feature               | \$ | 10,000 |
| 11.F  | John S. Gibson Park                  | \$ | 5,000  |
| 11.G1 | Downtown Harbor Town Square--Phase 1 | \$ | 20,000 |
| 11.G2 | Downtown Harbor Town Square--Phase 2 | \$ | 15,000 |
| 11.H  | Downtown Red Car Rail System         | \$ | 5,000  |
| 11.I  | Maritime Museum Renovation           | \$ | 5,000  |
| 11.J  | Ralph J. Scott Museum Building       | \$ | 20,000 |
| 11.L  | Public Art                           | \$ | 8,347  |
| 11.M  | North Promenade                      | \$ | 5,000  |
| 11.N  | Salinas de San Pedro                 | \$ | -      |

**Task 11 Sub-Total** \$ 188,347

**TASK 12 PUBLIC OUTREACH:**

---

## Lump Sum

|       |                                |    |        |
|-------|--------------------------------|----|--------|
| 12.C1 | Downtown Promenade             | \$ | 25,886 |
| 12.C2 | Downtown Promenade             | \$ | 50,000 |
| 12.G1 | Downtown Harbor Town Square    | \$ | 25,886 |
| 12.G2 | Downtown Harbor Town Square    | \$ | 50,000 |
| 12.J  | Ralph J. Scott Museum Building | \$ | 7,110  |

**Task 12 Sub-Total** \$ 158,882

**TASK 13 COORDINATION WITH ADJACENT PROJECTS:**

---

## Lump Sum

|       |                             |    |        |
|-------|-----------------------------|----|--------|
| 13.C1 | Downtown Promenade          | \$ | 20,000 |
| 13.C2 | Downtown Promenade          | \$ | 20,000 |
| 13.G1 | Downtown Harbor Town Square | \$ | 20,000 |
| 13.G2 | Downtown Harbor Town Square | \$ | 20,000 |
| 13.M  | North Promenade             | \$ | 20,000 |

**Task 13 Sub-Total** \$ 100,000

**Project Total** \$ 8,986,412

**EXHIBIT "E-1"**  
**SCHEDULE OF WORK**

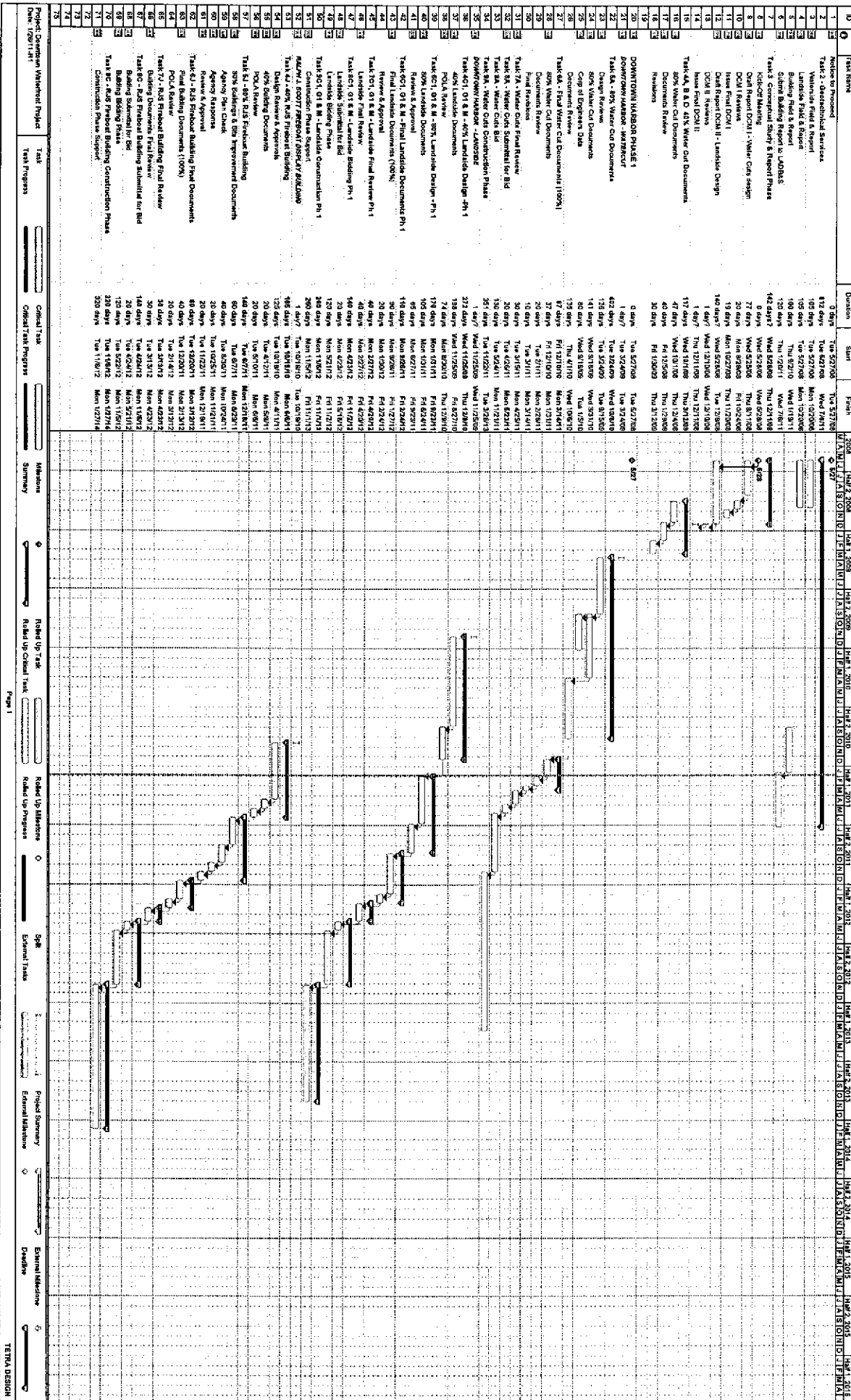


Figure 1

