

October 14, 2025

Mr. Andrew Simmons, PE
Director of Public Works/City Engineer
City of Coachella, Engineering Department
53990 Enterprise Way,
Coachella, CA 92236

RE: **City Project No. ST-146**
Avenue 50 corridor widening from Oates Lane/Peter Rabbit Lane to Cabazon Road Project
Scope of Work and Cost Proposal

Dear Mr. Simmons:

AnGenious Engineering Services, Inc. (AES) would like to sincerely thank you for entrusting us with another opportunity to continue serving the City.

Attached as Exhibit A is our scope of work, and as Exhibit B, our cost proposal. The cost proposal consists of the following requested details:

1. A maximum total fee for all services and materials, using the Caltrans Exhibit 10-H1 template.
2. A task-based cost breakdown detailing labor hours and hourly rates.

The maximum not-to-exceed fee for engineering design, land surveying, and right-of-way acquisition services is \$798,060. AES, a certified DBE/SBE firm, along with Earth Mechanics, Inc., another DBE/SBE firm, will provide a combined **46.5%** of the contract value, which exceeds the City's DBE goal.

We understand that the City faces budget and cost reimbursement constraints in coordination with the Coachella Valley Association of Governments (CVAG) funding agreement. Accordingly, we propose structuring the scope and fee into the following two distinct phases:

1. **Phase 1:** We will perform the scope of work through the 65% Plans, Specifications, and Estimates (PS&E) submittal phase, including right-of-way acquisition assistance, for a not-to-exceed fee of **\$500,000**.
2. **Phase 2:** Upon receiving written authorization from the City, we will proceed with the remaining scope of work to complete the project, utilizing the remaining budget of **\$298,060**.

With our **client-focused solutions, ingenious ideas, and sensible cost approach**, AES is the right team to deliver this project in a timely manner. We are committed to optimizing quality, utilization, and productivity in our sustainable engineering services, all while staying within the city's budget.

With our **client focused solutions, ingenious ideas** combined with **sensible cost approach**, AES is the **"Right Team"** to deliver this project timely. AES always strives and commits to optimizing quality, utilization, and productivity in our sustainable engineering services within the City budget.

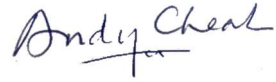
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Should you have any questions, please feel free to contact me at (949) 599-5400 or via email at Andy.Cheah@AnGenious-ES.com.

Sincerely,

A handwritten signature in dark ink, reading "Andy Cheah". The signature is fluid and cursive, with a horizontal line extending from the end of the name.

Andy Cheah, PE

Principal/ Project Manager

Attachments

C. File

SCOPE OF WORK

The City proposed to widen Avenue 50 from two-lane to four-lane, utilizing the primary arterial with enhanced bicycle facilities with a total 94-foot right of way cross-section, or a forty-seven-foot southerly half right of way width, from the Oates Lane/Peter Rabbit Lane intersection to the westerly project limits of the project site identified in the Final Initial Study/Environmental Assessment (IS/EA) for the SR-86/Avenue 50 New Interchange Project (approved by Caltrans in 2019), which is identified as the Phase 1 – Avenue 50 Bridge over Coachella Valley Stormwater Channel, City project # ST-69; (at east property line of APN 778-170-004). The alignment study shall consist of widening on the south side of the existing centerline, avoiding right of way acquisitions and/or minimizing impacts to tribal lands on the north side. This Scope of Work sets forth the tasks for engineering design and environmental documentation support on this project.

The plans, designs, reports, and other documents furnished under this Scope of Work will be provided in a professional manner in accordance with industry standards, and acceptable to the City of Coachella per American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets; Standard Plans and “Greenbook” Specifications for Public Works Construction. Criteria for acceptance of the deliverables, will be neat in appearance, organized and technically and grammatically correct, reflecting the incorporation of City of Coachella and Caltrans review comments. The work will be checked to meet all the contract requirements.

Task 1. Project Management

1.1. Administration

Consultant will provide overall project management, coordination, and supervision of project staff to facilitate the performance of the work. Consultant will maintain project files using the Caltrans Uniform System in electronic format.

Consultant will prepare and submit monthly project progress reports to the City of Coachella Project Manager, which includes schedule, contract budget, general progress on project tasks, and project issues and concerns (see below).

Deliverables:

- *Consultant shall include with the monthly progress report that reflects the work completed within the invoice period.*
- *Consultant will maintain copies of written correspondence between the Consultant and third parties pertaining specifically to the Project.*
- *Consultant will maintain project files in accordance with its Work Plan.*
- *Consultant shall also prepare Caltrans reporting forms and documents.*

1.2. Coordination and Meetings

Consultant’s Project Manager will take the lead in the coordination of all project activities, including coordination with other agencies, deliverables submissions, permits, and similar coordination efforts consistent with the scope of work.

- *The Consultant shall conduct a project kick-off meeting with the City of Coachella staff. The Consultant will present the Work Plan, introduce the project team, request information, and conduct other similar activities. The Consultant shall prepare and distribute kick-off meeting minutes.*
- *Meeting Agendas and Minutes (electronic PDF).*
- *Consultant shall schedule, attend, and conduct monthly Project Development Team (PDT) meetings. The Consultant shall prepare and distribute PDT meeting minutes to all PDT members.*
- *Consultant shall attend other meetings as required (e.g., coordination with utility company, other agencies) to perform coordination and to execute the scope of work.*

1.3. Quality Assurance and Quality Control

Consultant will have a Quality Assurance and Quality Control Plan in effect for the duration of the scope of services. The plan will establish a process whereby all deliverables are checked prior to any formal submission and all job-related correspondence and memoranda are appropriately filed. An appointed Quality Assurance Officer will monitor and review project activities and deliverable schedules.

- *Quality Assurance and Quality Control Plan (electronic PDF)*

1.4. Project Schedule

Consultant will prepare and periodically update a project schedule with tasks and milestones represented in Microsoft Project format. Consultant will break down the schedule by logical tasks consistent with the scope of work and with enough detail to track project progress. Both a baseline schedule and tracking updates are required. The schedule must reflect realistic estimates of review periods by other agencies for tasks, such as reports, plans, permits, and coordination.

- *Baseline project schedule and monthly schedule updates shall be in Microsoft Project (electronic PDF)*

1.5. Project Budget, Cost Accounting and Reporting

Consultant will establish and apply internal accounting methods and procedures acceptable to the City of Coachella for documenting and monitoring contract costs. Consultant will submit a consolidated monthly invoice in a format acceptable to the City of Coachella itemized in a manner consistent with the Work Plan. Consultant shall include with the monthly progress report that reflects the work completed within the invoice period.

Deliverables:

- *Monthly invoices*
- *Progress reports, and*
- *Caltrans LAPM Exhibit 9-F: Disadvantaged Business Enterprise (DBE) running tally of payments (electronic PDF)*

Task 2. Data Collection & Conceptual Design

Obtain all necessary permits from City or other entity to allow Consultant and subconsultants to work on existing streets and private property for the purpose of acquiring all survey, utility or other design information.

2.1. Topographic Survey

Conduct photogrammetric topographic survey. The basis of control will be the California State Plane Coordinate system of NAD’83, observed at 2011.00 epoch. Elevations will be based on NAVD88 vertical datum. The survey will be delivered at 40 scale showing one-foot contours and prominent surface features over the proposed area to U.S. mapping standards. A color Ortho Photo will be provided.

2.1.1. Supplemental Topography

Provide Supplemental Topography showing existing features such as above ground visible utilities and existing improvements along with potholing (actual potholing to be done by others) of existing underground utilities as required along Avenue 50.

2.1.2. Base Map

Prepare a base map in CIVIL3D format. The base map will show the aerial and supplemental topography, surveyed property lines, existing easements, public right-of-way and existing utilities

2.2. Geotechnical Engineering:

Subconsultant, Earth Mechanics, Inc. (EMI) will provide pavement recommendations for approximately 2,500 feet of roadway along Avenue 50 between Cabazon Road and Oates Lane.

2.2.1. Geotechnical Investigation

EMI will drill five 5-foot deep hand-auger borings within the project limits. EMI will prepare a boring location plan and this plan will be used to secure encroachment permit from the City of Coachella. Any other permits, if required, will be secured by others. The borings will be performed in the dirt area, and bulk samples will be collected for laboratory testing. Traffic control will be performed following the WATCHBOOK.

2.2.2. Laboratory Testing

Field logs of the boreholes will be reviewed to select representative soil samples for laboratory testing. Soil laboratory tests will be conducted in general accordance with American Society for Testing and Materials (ASTM) standards or California Test methods. Anticipated laboratory tests include: R-value, #200 wash, Atterberg Limits, and moisture.

2.2.3. Memo Preparation

Based on the R-value and the Traffic Index (TI) provided by AnGenious, EMI will determine pavement structural sections. EMI will prepare a technical memorandum to provide R-value tests results and recommended pavement structural sections. EMI will address any comments resulting from the City of Coachella review and prepare a final technical memorandum.

Assumptions and Exclusions:

Estimated hours and costs for geotechnical engineering design services are included in a separate spreadsheet. Hours and costs are based on the scope of work described herein, our current audited billable rates, and the assumptions below:

1. Geotechnical Investigation is allowed between 8 AM and 5 PM on weekdays.
2. No investigation of hazardous materials. If hazardous materials are encountered during the geotechnical field investigation, EMI will terminate our work and notify AnGenious.
3. Environmental clearance for accomplishing the field work, if required, will be obtained by others. Archaeological, cultural, and biological reviews or studies, if required, will be performed by others.
4. No retaining walls, sound walls, and RCBs/culverts.
5. No infiltration testing.
6. No fee permit was assumed for the City of Coachella encroachment permit or any other encroachment permits.
7. Site-specific traffic control plans are not required; WATCHBOOK will be used for traffic control plans.
8. Construction support is not included.

2.3. Utility Research and Coordination:

Research all information pertinent to the project such as records and documents in order to complete the project. Obtain a certified list of all utilities and agencies within the project limits from Underground Service Alert. Send a Notice to Relocate and coordinate with all utilities (including wet and dry). Coordinate utility work with the City and all impacted agencies prior to securing approval of final PS&E.

The Consultant shall ensure that final design is compatible with all utilities in project area to be installed, relocated, adjusted, or otherwise modified. All overhead utilities must be identified and all pole identification numbers must be depicted on the plan. The Consultant must identify the pole owner(s) and all other tenants impacted, for poles subject to relocation. Consultant shall conduct utility coordination meetings to discuss all affected utilities on the project. These meetings will allow discussions to obtain costs and removal schedule and assure obtaining the right of way certification to meet the schedule.

Potholing will be required to locate active and abandoned utilities within the project site. In addition, the City is to be provided with copies of all correspondence with contacted utility companies. Consultant shall perform all potholing as necessary for potential conflicts with utilities. The project schedule shall include provisions for the utility purveyors to physically relocate or adjust their utilities/facilities at the completion of right-of-way acquisition stage and during the early stages of construction.

Task 3. Environmental Document – Categorical Exemption

Our Subconsultant, Michael Baker will assist the City with processing a Categorical Exemption for the proposed project. Based on a preliminary review of the environmental setting and proposed improvements, this task assumes the project will qualify for a Categorical Exemption under California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities. This exemption covers projects that include the repair, maintenance, or minor alteration of public facilities, provided the improvements involve a negligible or no expansion of existing or former use. Michael Baker will consult with Angenious and City staff to provide substantiation as to why the proposed project does not represent a substantive increase in capacity. Michael Baker will prepare a Notice of Exemption (NOE) for the proposed project, consistent with the CEQA Guidelines. The NOE will be supported by a CEQA Compliance Memorandum that will include a brief project description, a description of the project site and affected area, and substantiation for the exemption. Michael Baker will also attach up to three (3) exhibits to the NOE. Also, brief narratives demonstrating that the proposed project does not meet the conditions outlined in CEQA Guidelines Section 15300.2, Exceptions, concerning the following factors:

- Location
- Cumulative Impact
- Unusual Circumstance/Significant Effect
- Scenic Highways
- Hazardous Waste Sites, and
- Historical Resources.

To provide substantiation for the CEQA Compliance Memorandum, Michael Baker will prepare letter reports summarizing the project’s potential effects related to biological and cultural resources. These letter reports will include a literature/records search and site visit to document existing resources within the project area. It is assumed that the findings for sensitive biological and cultural resources will be negative.

It is assumed that none of the above exceptions to using a Categorical Exemption pursuant to CEQA Guidelines Section 15300.2 apply to the proposed project. Should investigation detail otherwise, and a different level of environmental clearance, other than that described in this scope of work, can be provided under a separate scope and fee.

Michael Baker will file the NOE with the County Clerk and State Clearinghouse on behalf of the City. This task excludes meeting attendance and the payment of any required NOE filing fees.

3.1. Biological Resources Assessment and MSHCP Consistency Analysis

Michael Baker will conduct an on-line database search of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database, the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California, and the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation environmental review tool and Critical Habitat mapper to preliminarily identify any special-status¹ biological resources known to occur within the general vicinity of the project site. In addition, the project site occurs within the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) area and an evaluation will be conducted to determine implications of the MSHCP on the proposed project. Michael Baker will also review U.S. Department of Agriculture soil data, historic/current aerial photographs, and U.S. Geological Survey topographic maps to further assess the ecological conditions within the project site. Michael Baker will also review the Natural Environment Study prepared to support CEQA/NEPA evaluation previously completed for the Ave 50/SR-86 Interchange Project.

Following the literature review, Michael Baker will systematically survey the widening project and a 300-foot survey buffer to document baseline biological conditions and evaluate the site's potential to support special-status plant and wildlife species, including habitats covered under the MSHCP. The field survey will be conducted by a qualified biologist(s) to document the presence/absence of any special-status biological resources and to determine the potential for occurrence of such resources. Notes will be taken on all plant and wildlife species observed on-site during the field survey. In addition, the location of any special-status plant and wildlife species and vegetation communities will be mapped, if present on-site. Data collected during the field survey will provide an overall understanding of the project setting and biological resources potentially occurring in the area.

Michael Baker will then prepare a technical letter report to summarize the information and results obtained during the literature review and field survey, document all plant, wildlife, and vegetation communities observed, and determine the potential for any special-status species to occur on or within the vicinity of the project site. The report will be prepared to support regulatory permitting anticipated for the project and will serve as an update biological resources evaluation to the NES previously prepared in support of the project. The report will provide an analysis of anticipated project-related impacts to biological resources and identify any additional biological surveys, mitigation measures, and/or permit requirements that may be required. Further, the report will include a consistency analysis to document compliance with the MSHCP and identify any potential impacts to MSHCP-covered species and habitats. The final report will be sufficient to make the appropriate consistency determination to demonstrate compliance with the MSHCP. Site photographs taken during the field survey and Geographic Information Systems (GIS) figures will be included in the report to further enhance written text and visually identify specific biological information as it relates to the project site.

Assumptions and Exclusions:

- This task assumes one (1) field survey will be conducted by two biologists in one day,
- This task also assumes that Michael Baker will provide full access to the project site and right-of-way, including advance notice to existing property tenants.
- The task allows for one (1) round of review/revisions to the draft report before accepted as final.
- This task excludes focused/protocol surveys for any special-status species.

Deliverables:

- Draft and Final Biological Resources Assessment and MSHCP Consistency Letter Reports will be submitted electronically in Microsoft Word and PDF formats.

3.2. Aquatic Resources Delineation Report

Based on an initial review of the USFWS National Wetland Inventory, the project site supports drainage features that may fall under the jurisdiction of the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and CDFW. Michael Baker will perform an aquatic resources jurisdictional delineation to document “waters of the United States” and “waters of the State,” including potential jurisdictional wetlands. Prior to the survey, Michael Baker will review relevant information to support the field delineation. The following information and data will be compiled: flood zone maps, USFWS’ National Wetlands Inventory Mapper, hydrology/climate information, watershed data, and hydrologic data sources to identify potential indicators of flow duration and select sites for data collection. The field delineation will result in a determination of the following jurisdictional resources:

- U.S. Army Corps of Engineers (USACE) – “waters of the United States” as determined by an ordinary high-water mark, as well as the existence of wetlands as determined by the presence wetland hydrology, hydrophytic vegetation, and hydric soils, pursuant to the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0) (USACE 2008). The Arid West Stream Duration Assessment Method (SDAM) will be used to document flow regime.
- Regional Water Quality Control Board’s (RWQCB) – “waters of the State” as determined by the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (State Water Resources Control Board 2019) and Section 13263 of the California Porter-Cologne Water Quality Control Act, as applicable.
- CDFW – “waters of the State” as determined by the presence of a lake or streambed pursuant to Section 1600 et seq. of the California Fish and Game Code.

Once the field delineation is complete, Michael Baker will prepare a technical report summarizing the information and results obtained during the literature review and field survey. The report will include a description of the aquatic resources investigated and site photographs to illustrate the site conditions. A technical memorandum will be prepared for the results of the SDAM that identifies the stream flow duration of the given study areas. The memorandum shall include backup data from the literatures review as well as site reconnaissance.

Pursuant to resource agency requirements, the report will include figures or exhibits to enhance the written text and identify the location of jurisdictional aquatic resources. This task includes GIS staff time to analyze and create the figures or exhibits, which will be prepared on an aerial photograph base at a scale of 1:2,400 (1 inch = 200 feet). The figures will illustrate the extent (acreage and linear feet) of each drainage and/or wetland feature regulated by the USACE, RWQCB, and/or the CDFW. The report will provide a summary of anticipated project-related impacts and provide suggestions for the inclusion of project design features to avoid or minimize impacts to jurisdictional areas. In addition, the report will identify regulatory approvals that may be required prior to implementation of the proposed project.

Assumptions and Exclusions:

- This task assumes one field survey will be conducted by two regulatory specialists in one day.
- This task assumes that Michael Baker will have full access to the project site and right-of-way, including advance notice to existing property tenants.
- The task allows for one round of review/revisions to the draft report before accepted as final.

- This task includes one impact analysis of the proposed project’s development footprint (at least 60% engineering design).

Deliverables:

- Draft and Final Aquatic Resources Delineation Reports will be submitted electronically in Microsoft Word and PDF formats.

Task 4. Regulatory Permit Application Package Preparation

Michael Baker will analyze the project design to determine whether regulatory permitting is required. The following tasks will be required if the project has the potential to impact mapped jurisdictional aquatic resources. These tasks will not be required if the project avoids all impacts to mapped jurisdictional aquatic resources.

4.1. USACE Approved Jurisdictional Determination

This task includes the preparation of an Approved Jurisdictional Determination (USACE concurrence). The determination is the USACE’s formal approval, which locks in jurisdictional and/or non-jurisdictional findings for up to five (5) years. This task will be required if it is determined that the project will result in impacts to jurisdictional aquatic resources.

Assumptions and Exclusions:

- The task allows one round of response to comments from the Client prior to acceptance as final.
- This task assumes no site visit is required.

Deliverables:

One draft and one final Approved Jurisdictional Determination package submitted electronically in Word and PDF.

4.2. RWQCB Section 401 Water Quality Certification

Impacts to non-federal waters of the State are permitted through Waste Discharge Requirements (WDRs) under the Porter-Cologne Water Quality Control Act. A written request for a WDR will be submitted to the RWQCB, San Diego Region. The WDR request generally includes the following items:

- A completed application form;
- A detailed project description;
- A description of project impacts;
- A description of best management practices provided by the applicant to avoid erosion and sedimentation or discharge of materials into stormwater, both during construction and long-term project operation;
- A discussion of the approvals being obtained from other federal, state, and local agencies
- The project CEQA document;
- An alternative analysis;
- Application fee assessed using the RWQCB schedule (to be assessed by Michael Baker and provided by the applicant).

Under the new State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State, the RWQCB requires that a request for pre-application meeting be submitted 30 days prior to submitting the application. Michael Baker will submit the request by email and facilitate the pre-application meeting, which is typically held online Microsoft Teams. Pursuant to the State Permit Streamlining Act, the RWQCB has 30 days following receipt of the application to deem it complete or request additional information. Following a determination that the application is complete, the RWQCB has an additional 60 days to issue the permit.

Assumptions and Exclusions:

- This task includes one impact analysis of the proposed project’s development footprint (at least 60% engineering design) and one round of review/revisions on the draft application package before accepted as final.
- A reasonable range of alternatives will be provided to Michael Baker in order to prepare the alternatives analysis.
- Compensatory mitigation options will be provided to Michael Baker if deemed necessary.

Deliverables:

- One draft and one final Waste Discharge Requirement application package. Submittal to the RWQCB will be made by Michael Baker through email/RWQCB ftp site.

4.3. CDFW Section 1602 Lake or Streambed Alteration Agreement

Michael Baker will prepare a Lake or Streambed Alteration Agreement (LSAA) Notification, pursuant to Section 1602 of the CFGC. The LSAA Notification package generally includes the following items:

- Notification Cover Letter: The letter will be on Michael Baker letterhead and introduce the project and define the submittal document.
- A detailed project description;
- A description of project impacts;
- A discussion of the approvals and certifications being obtained from other federal, state, and local agencies;
- Project Figures: Figures will illustrate key project features and help clarify written text. Anticipated figures include: Regional Vicinity Map, Site Vicinity Map, USDA Soils Map, Site Photographs, Jurisdictional Map, and Project Site Plans.
- Environmental Documentation: Michael Baker will include copies of the draft CEQA document, Biological Resources Assessment Report, Jurisdictional Delineation Report, and other relevant technical documents, if available.
- The SAA application fee using the current fee schedule (to be assessed by Michael Baker and provided by the Applicant).

Assumptions and Exclusions:

- This task includes one impact analysis of the proposed project’s development footprint (at least 60% engineering design) and one round of review/revisions on the draft application package before accepted as final.
- Compensatory mitigation options will be provided to Michael Baker if deemed necessary.
- This task assumes one of revisions to the draft Section 1602 LSAA Notification prior to acceptance as final.

Deliverables:

- Michael Baker will submit a Final Section 1602 SAA Notification package (via CDFW’s Environmental Permit Information Management System) to CDFW and PDF copy to the Client for file.

4.4. Regulatory Permit Processing and Agency Coordination

Once the application packages are submitted, the status of AJD and applications will be coordinated with the USACE, RWQCB, and CDFW throughout processing to ensure that any potential issues are communicated to the Client and resolved at the earliest possible opportunity. This critical coordination may include telephone, email, written correspondence, or meetings with the agencies. This task includes one site visit with regulatory agency staff and the applicant, if requested by the agencies.

Deliverables:

- Digital copies of all agency correspondence, including emails, phone log, and meeting minutes associated with regulatory permitting consultations.

4.5. OPTIONAL TASKS:

4.5.1. MITIGATION BANKING COORDINATION

Michael Baker will coordinate with the regulatory agencies to determine agency approved mitigation banking requirements for credit type, amount, and bank to satisfy mitigation requirements for the Project. Following this coordination, Michael Baker will work with the mitigation bank(s) to facilitate the client's purchase of credits. This task also includes other ongoing coordination items needed to purchase banking credits.

Assumptions and Exclusions:

- This task includes time for coordination. This task does not include any fees associated with the purchasing of banking credits.

4.5.2. HABITAT MITIGATION AND MONITORING PLAN

Based on the determined regulatory agency compensatory mitigation requirements, Michael Baker shall prepare a temporary impact Habitat Mitigation and Monitoring Plan (HMMP) for the project site. The HMMP is designed to document compensatory mitigation to off-set the project's original jurisdictional impacts. The HMMP shall be prepared in accordance with the Corps' Los Angeles District Mitigation guidelines and Monitoring Requirements, dated April 19, 2004; Mitigation Rule (33 C.F.R. Part 332; 73 FR 19670-19687 (April 10, 2008)), the Corps' LA District's 2015 Mitigation Guidelines, and the State Water Resources Control Board's 2019 State Policy for Water Quality Control: State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State. The Plan shall discuss:

- Responsibilities and qualifications of the personnel to implement and supervise the plan. The responsibilities of the Applicant that would supervise and implement the plan shall be specified.
- Baseline Information. Site conditions will be documented for both the project's temporary impact areas, potential on-site mitigation locations, as well as surrounding locations comprised of native habitat that can be used as reference for the HMMP.
- Site preparation and planting implementation. Based on agency direction on mitigation type, site preparation may include: (1) protection of existing native species; (2) trash and weed removal; and (3) erosion control measures (i.e., rice or willow wattles).
- Schedule. A schedule of mitigation activities.
- Maintenance plan/guidelines. The Maintenance Plan shall include: (1) weed control; (2) herbivory control; (3) trash removal; (4) irrigation system maintenance (if required); (5) maintenance training; and (6) replacement planting.
- Monitoring Plan. The Monitoring Plan shall be described to include: (1) qualitative monitoring (i.e., photographs and general observations); (2) quantitative monitoring (i.e., randomly placed transects); (3) performance criteria, as approved by the above-listed resource agencies; (4) reporting timeline and requirements; and (5) annual reports, which shall be submitted to the resource agencies on a yearly basis, for five years. This task does not include monitoring of the restoration sites.

If required by the agencies, the Plan shall also discuss:

- Adaptive Management Plan. General procedures for adaptive management shall be outlined based on known challenges within the area (i.e., drought stress, invasive pest mitigation, herbivory). Following quantitative site assessments, patterns and trends related to site development will be reviewed and recommendations shall be made to correct any issues identified.
- Long-term Management. Long-term management of the site shall also be outlined in the Restoration Plan, to the extent determined by the regulatory agencies, to avoid impacts to the mitigation site from future development.

Pursuant to agency requirements, the Restoration Plan will include a maximum of five (5) exhibits to enhance the written text and clarify the approach. Exhibits are anticipated to include: 1) Regional Vicinity Map; 2) Site Vicinity Map; 3) Project Impacts Map; 4) Mitigation Site Plan; and 5) On-Site Photographs. This task includes time for Geographic Information Systems (GIS) analysis.

Assumptions and Exclusions: This task assumes one (1) round of formal (written and hard copy submittal) response to agency comments as needed, and two rounds of review/revisions to the HMMP is before accepted as final by the Client.

Deliverables:

- Draft HMMP (PDF) and Final HMMP (PDF)

4.5.3. Traffic Evaluation/Study

The Consultants proposed utilizing the Final Traffic Operations Report, which was prepared for the new interchange project on SR-86 at Avenue 50. The CEQA/NEPA was approved by Caltrans on May 7, 2019. No new traffic study is included in the scope of work.

Task 5. Preliminary Roadway Design:

All dimensions shall be in the United States customary units, also known as “English Unit”. All plans shall be prepared in accordance with the Caltrans Plans Preparation Manual (PPM) requirements listed below:

- Plans and Profiles Drawings with existing and proposed right of way (ROW).
 - Horizontal Scale: 1” = 40’
 - Profile Vertical Scale: 1” = 8’
 - City Standard Drawings and Specifications, or
 - “Greenbook” Standard Plans for Public Works Construction for local roads, as appropriate.

Design Standards (most current version at the time of this contract execution)

1. Roadway design shall be in accordance with the Caltrans Highway Design Manual and Caltrans Standard Plans, and the American Association of State Highway Transportation Officials’ (AASHTO) A Policy on Geometric Design of Highways and Streets, Riverside County Standard Drawings, and the California version of the Manual on Uniform Traffic Control Devices (CA-MUTCD), as appropriate.
2. Specifications shall be in accordance with the “Greenbook” Standard Specifications for Public Works Construction for local roads only.

5.1. Roadway Design – Alignment Study

Conduct necessary design work to establish the alignment, proposed sections/project footprint, estimated project costs and identify areas of additional ROW.

The Consultant shall provide a complete geometric alignment design with cross sections for the project. The exhibit should show all existing and proposed improvements, existing utilities, existing and proposed right-of-way lines and acquisition, Assessor Parcel (AP) numbers and street addresses of properties and property owner’s names impacted by the proposed improvements, including a legend identifying types of impacts; square footage, TCE’s, addresses, etc.

5.1.1. Prepare Draft Plans

CONSULTANT shall request, collect, assemble, and review pertinent project information, including, but not limited to, prior project related reports and Engineering Technical Reports, Environmental Documents and Environmental Technical Reports, CAD files and drawings, and relevant correspondence. CONSULTANT shall incorporate the collected materials and information into the Project Master File.

CONSULTANT shall prepare the plan set for the project following the Riverside County Standard Plans as appropriate. Preparation of the roadway PS&E plan set shall include, but not be limited to, the preparation of the following roadway engineering sheets:

Deliverables:

- 35% PS&E SUBMITTAL
 1. Title Sheet
 2. Typical Cross Sections
 3. Plan and Profile Sheets
 4. Utility Plans
 5. Signing and Pavement Delineation Plans

5.1.2. Prepare Draft Cost Estimates

CONSULTANT shall prepare cost estimates based on the preliminary design for the project. Preparation of the cost estimates shall include itemized bid items list and estimated quantities.

Task 6. Final Design:

CONSULTANT will address the City Alignment study comments and finalize the roadway widening concept, then proceed with final roadway design and the right-of-way tasks below:

6.1. Draft Final Design Services – 65% PS&E Submittal

Upon written approval of 35% plans by the City of Coachella, final design and plan preparation shall commence. The Consultant shall finalize preparation of final plans, specifications, estimates and preliminary bid documents for construction of Project improvements, including:

1. Title Sheet
2. Typical Cross Sections
3. Plan and Profile Sheets
4. Construction Details
5. Drainage Report and Plans
6. Signing and Pavement Delineation Plans
7. Cost Estimates
8. Preliminary Specifications

6.2. Right-of-way Requirements and Engineering

CONSULTANT will define the right-of-way requirements for the Project, including acquisitions, easements, and temporary construction easements.

6.3. Prepare Legal Descriptions and Plat Maps

Upon approval of the right-of-way requirements, the Consultant shall obtain Title Reports and prepare legal descriptions and plat maps.

6.4. Right-Of-Way Acquisition Services

CONSULTANT will assist the City of Coachella on right-of-way acquisition services. Consultant shall ensure acquired properties are secure, accessible, and in compliance with all City of Coachella requirements until such time that they are incorporated into the project.

6.4.1. Appraisal

Consultant shall procure appraisals and appraisal reviews and follow any revisions to applicable rules, codes, and regulations pertaining to the services to be performed.

Appraisal reports shall be prepared by Consultant for each affected parcel and submitted to the City of Coachella within sixty (60) days after the issuance of the Notice to Proceed and after obtaining the legal descriptions and/or plats from the design engineer. Review appraisals will be provided for each appraisal, in accordance with Caltrans, state and federal laws, as required.

Valuations of billboards that are impacted by the project will be provided by a specialty appraiser.

6.4.2. Acquisition Service

Consultant shall provide all services necessary to perform right-of-way acquisition on non-tribal lands, acquire title to real property in the assigned name by the City of Coachella, preparation of condemnation case information and recording deeds.

Consultant shall assist the City of Coachella on requesting the Bureau of Indian Affairs (BIA), tribal governments, and the Indian landowners to approve rights-of-way over or across Indian land per 25 CFR 169.

Consultant will develop and submit for the City of Coachella's approval all required forms to be used in the acquisition process. Consultant will review preliminary title reports and attendant documents, right-of-way plans and legal descriptions in order to become familiar with the project and to verify that the information provided is accurate and consistent with approved appraisal reports and record ownership information. Consultant will procure supplemental (updated) title reports and vesting documents, as requested and needed. If an additional cost for title updates is incurred it will be borne by the City. Prepare agreements and present written offers of just compensation to property owners. Negotiate the acquisition of needed right-of-way parcels, prepare administrative settlements as necessary, open, coordinate, and monitor escrow activities through the close of escrow, sufficient to acquire title to real property in the of City of Coachella, as applicable. Activities may also include relocation of billboards impacted by the project. If billboards are encountered, each will

need to be appraised, and the property right(s) acquired. This activity is presently not accounted for in the consultant budget.

Consultant will prepare and maintain planning, budgeting, scheduling, tracking and reporting documents. These will include project acquisition files, documenting offers, negotiations and contact logs, relocation computation and payments, relocation files and all required notices.

It is anticipated that the right of way phase of the project will be between 8 months without eminent domain proceedings and 13 months if eminent domain proceedings are required. If right of way services are needed for a longer duration, consultant reserves the right to receive additional compensation for services rendered.

6.5. Draft Final Design Services – 95% PS&E Submittal

Upon written approval of 65% plans by the City of Coachella, draft final design and plan preparation shall commence. The Consultant shall finalize preparation of final plans, specifications, estimates and bid documents for construction of Project improvements, including:

1. Title Sheet
2. Typical Cross Sections
3. Plan and Profile Sheets
4. Construction Details
5. Drainage Plans
6. Signing and Pavement Delineation Plans
7. Cost Estimates
8. Specifications

6.6. Final Design Services – 100% PS&E Submittal

1. Title Sheet
2. Typical Cross Sections
3. Plan and Profile Sheets
4. Construction Details
5. Drainage Plans
6. Signing and Pavement Delineation Plans
7. Cost Estimates
8. Final Specifications

EXHIBIT "B"

CITY OF COACHELLA

COST PROPOSAL

Avenue 50 Corridor Wideing- from Oates Lane to Cabazon Rd

☒ Prime Consultant

☐ Subconsultant

☐ 2nd Tier Sub

Consultant **AnGenious Engineering Services, Inc.**

Project No. **ST-146**

Contract No. **TBD**

Date **29-Sep-25**

DIRECT LABOR

Classification/Title	Name	Hours	Hourly Rates	Total
Project Manager	A. Cheah	233	\$128.00	\$29,824.00
Sr. Project Engineer	R. Ong	160	\$125.00	\$20,000.00
Project Engineer II	C. Manila	80	\$105.00	\$8,400.00
Project Engineer I	N. Khoo	116	\$95.00	\$11,020.00
Engineer III	A. Bui	104	\$85.00	\$8,840.00
Engineer II	D. Cheah	368	\$62.00	\$22,816.00
Engineer I	T. Bong	288	\$55.00	\$15,840.00
Admin Assistant	L. Chai	-	\$45.00	\$0.00
		1,349		\$116,740.00

LABOR COSTS

a) Subtotal Direct Labor Costs

\$116,740.00

b) Anticipated Salary Increases (see page 2 for sample)

\$700.44

c) TOTAL DIRECT LABOR COSTS [(a) + (b)]

\$117,440.44

FRINGE BENEFITS

d) Fringe Benefits (Rate:)

e) Total Fringe Benefits

[(c) x (d)] \$0.00

INDIRECT COSTS

f) Overhead

(Rate: **135.47%**)

g) Overhead [(c) x (f)]

\$159,099.91

h) General and Administrative

(Rate:)

i) Gen & Admin [(c) x (h)]

\$0.00

j) Total Indirect Costs [(e) + (g) + (i)]

\$159,099.91

FIXED FEE (Profit)

q) (Rate: **10.00%**)

k) TOTAL FIXED PROFIT [(c) + (j)] x (q)]

\$27,654.04

l) OTHER DIRECT COSTS (ODC)

Description	Unit(s)	Unit Cost	Total
Copy/Reprographics	1,000 Page	\$3.50	\$ 3,500.00
Mails	50 Each	\$25.00	\$ 1,250.00
Mileage	2,500 Miles	\$0.700	\$ 1,750.00
Tolls	12 Trips	\$16.00	\$ 192.00
	10% Administrative		\$ 669.20
	l) TOTAL OTHER DIRECT COSTS		\$ 7,361.20

m) Subconsultants:

Earth Mechanics	Geotechnical	\$ 15,285.00	DBE
MBI	Drainage and Environmental Permits	\$ 250,016.00	
NV5	Survey and Mapping	\$ 42,375.00	
Paragon Partners	Right of Way Acquisitions	\$ 134,600.00	
	10% Administrative	\$ 44,227.60	
	m) TOTAL SUBCONSULTANT'S COSTS	\$ 486,503.60	

n) Total Other Direct Costs Including Subconsultants [(l) + (m)]

\$493,864.80

TOTAL COST [(c) + (j) + (k) + (n)]

\$798,060.00

CITY OF COACHELLA
Avenue 50 Corridor Wideing- from Oates Lane to Cabazon Rd

SCOPE OF WORK - ESTIMATED HOURS WORKSHEET

Fully Loaded Hourly Rate (Direct Labor, overhead, and profit)			\$331.55	\$323.78	\$271.97	\$246.07	\$220.17	\$160.59	\$142.46	\$116.56	TOTAL HOURS	TOTAL COST without Labor Escalation	TOTAL COST with Labor Escalation
TASKS	Task No	Staff Name	A. Cheah	R. Ong	C. Manila	N. Khoo	A. Bui	D. Cheah	T. Bong	0			
		Staff Classification	Project Manager	Sr. Project Engineer	Project Engineer II	Project Engineer I	Engineer III	Engineer II	Engineer I	Admin Assistant			
1	Project Management Services												
	1.1	Administration	8								8	\$2,652.37	\$2,668.28
	1.2	Coordination and Meetings	20								20	\$6,630.92	\$6,670.70
	1.3	Quality Assurance and Quality Control	20								20	\$6,630.92	\$6,670.70
	1.4	Project Schedule	20								20	\$6,630.92	\$6,670.70
	1.5	Project Budget, Cost Accounting and Reporting	8								8	\$2,652.37	\$2,668.28
2	Data Collection & Conceptual Design												
	2.1	Topographic Survey	2	8							10	\$3,253.29	\$3,272.81
	2.2	Geotechnical Design Report	2	8							10	\$3,253.29	\$3,272.81
	2.3	Utility Coordination and Research	2	8	16						26	\$7,604.83	\$7,650.46
3	Environmental Document – Categorical Exemption												
	3.1	Biological Resources Assessment and MSHCP Consistency Analysis	4	24							28	\$9,096.79	\$9,151.37
		Aquatic Resources Delineation Report	4	24							28	\$9,096.79	\$9,151.37
4	Regulatory Permit Application Package Preparation												
	4.1	USACE Approved Jurisdictional Determination	8					24			32	\$6,506.59	\$6,545.63
	4.2	RWQCB Section 401 Water Quality Certification	8					24			32	\$6,506.59	\$6,545.63
	4.3	CDFW Section 1602 Lake or Streambed Alteration Agreement	8					24			32	\$6,506.59	\$6,545.63
	4.4	Regulatory Permit Processing and Agency Coordination	8					24			32	\$6,506.59	\$6,545.63
5	Preliminary Roadway Design												
	5.1	Roadway Design – Alignment Study	1	1		4			20		26	\$4,488.82	\$4,515.75
	5.1.1	Prepare Draft Plans											
		1. Title Sheet	1	4			8				13	\$3,387.98	\$3,408.31
		2. Typical Cross Sections	2		8			20	20		50	\$8,899.93	\$8,953.33
		3. Plan and Profile Sheets	8	16		40			40		104	\$23,373.98	\$23,514.22
		4. Utility Plans	4		8			16			28	\$6,071.43	\$6,107.86
		5. Signing and Pavement Delineation Plans	2					20			22	\$3,874.94	\$3,898.19
	5.1.2	Prepare Draft Cost Estimates	2			20					22	\$5,584.47	\$5,617.98
6	Draft Final Design Services – 65% PS&E Submittal												
	6.1	Draft Final Design Services – 65% PS&E Submittal											
		1. Title Sheet	1	1		4			20		26	\$4,488.82	\$4,515.75
		2. Typical Cross Sections	2	2	8		8	8			28	\$6,532.49	\$6,571.68
		3. Plan and Profile Sheets	4	4	8			40	40		96	\$16,919.20	\$17,020.71
		4. Construction Details	2	4			8		24		38	\$7,138.60	\$7,181.43
		5. Drainage Report and Plans	2	4							6	\$1,958.19	\$1,969.94
		6. Signing and Pavement Delineation Plans	4	4			16				24	\$6,143.96	\$6,180.82
		7. Cost Estimates	2	4		12					18	\$4,911.02	\$4,940.49
		8. Preliminary Specifications	4					40			44	\$7,749.88	\$7,796.38
	6.2	Right-of-way Requirements and Engineering	2	4			8		20		34	\$6,568.75	\$6,608.16
	6.3	Prepare Legal Descriptions and Plat Maps	4					8			12	\$2,610.92	\$2,626.59
	6.4	Right-Of-Way Acquisition Services	4					8			12	\$2,610.92	\$2,626.59
		Appraisal	8				8				16	\$4,413.70	\$4,440.19
		Acquisition Services	8				8				16	\$4,413.70	\$4,440.19
	6.5	Final Design Services – 95% PS&E Submittal											
		1. Title Sheet	1	1		4			4		10	\$2,209.44	\$2,222.70
		2. Typical Cross Sections	2		8		8				18	\$4,600.20	\$4,627.80
		3. Plan and Profile Sheets	4	4	16			40	40		104	\$19,094.96	\$19,209.53
		4. Construction Details	2	2			8		20		32	\$5,921.20	\$5,956.73
		5. Drainage Report and Plans	2	2							4	\$1,310.64	\$1,318.51
		6. Signing and Pavement Delineation Plans	2	2			8				12	\$3,071.98	\$3,090.41
		7. Cost Estimates	2	4		16					22	\$5,895.30	\$5,930.67
		8. Specifications	8	4				32			44	\$9,086.43	\$9,140.94
	6.6	Final Design Services – 100% PS&E Submittal											
		1. Title Sheet	1	1		4					6	\$1,639.60	\$1,649.44
		2. Typical Cross Sections	2	2	8		8				20	\$5,247.75	\$5,279.23
		3. Plan and Profile Sheets	2	2				24	24		52	\$8,583.93	\$8,635.43
		4. Construction Details	2	2			8		16		28	\$5,351.36	\$5,383.46
		5. Drainage Report and Plans	2	2							4	\$1,310.64	\$1,318.51
		6. Signing and Pavement Delineation Plans	2	2		8					12	\$3,279.19	\$3,298.87
		7. Cost Estimates	2	2		4					8	\$2,294.92	\$2,308.69
		8. Final Specifications	8	8				16			32	\$7,812.05	\$7,858.92
	TOTAL HOURS		233	160	80	116	104	368	288	0	1,349	\$302,380.11	\$304,194.39

Total Escalations \$1,814.28
Grand Total \$304,194.39



Earth Mechanics, Inc.

Geotechnical & Earthquake Engineering

AVENUE 50 CORRIDOR PAVEMENT DESIGN CITY OF COACHELLA

May 6, 2025

Based on our discussion with AnGenious Engineering Services, Inc. (AnGenious), Earth Mechanics, Inc. (EMI) will provide pavement recommendations for approximately 2,500 feet of roadway along Avenue 50 between Cabazon Road and Oates Lane.

Geotechnical Investigation

EMI will drill five 5-foot deep hand-auger borings within the project limits. EMI will prepare a boring location plan and this plan will be used to secure encroachment permit from the City of Coachella. Any other permits, if required, will be secured by others. The borings will be performed in the dirt area, and bulk samples will be collected for laboratory testing. Traffic control will be performed following the WATCHBOOK.

Laboratory Testing

Field logs of the boreholes will be reviewed to select representative soil samples for laboratory testing. Soil laboratory tests will be conducted in general accordance with American Society for Testing and Materials (ASTM) standards or California Test methods. Anticipated laboratory tests include: R-value, #200 wash, Atterberg Limits, and moisture.

Memo Preparation

Based on the R-value and the Traffic Index (TI) provided by AnGenious, EMI will determine pavement structural sections. EMI will prepare a technical memorandum to provide R-value tests results and recommended pavement structural sections. EMI will address any comments resulting from the City of Coachella review and prepare a final technical memorandum.

Cost Estimate

Estimated hours and costs for geotechnical engineering design services are included in a separate spreadsheet. Hours and costs are based on the scope of work described herein, our current audited billable rates, and the assumptions below:

1. Geotechnical Investigation is allowed between 8 AM and 5 PM on weekdays.
2. No investigation of hazardous materials. If hazardous materials are encountered during the geotechnical field investigation, EMI will terminate our work and notify AnGenious.
3. Environmental clearance for accomplishing the field work, if required, will be obtained by others. Archaeological, cultural, and biological reviews or studies, if required, will be performed by others.
4. No retaining walls, sound walls, and RCBs/culverts.
5. No infiltration testing.

6. No fee permit was assumed for the City of Coachella encroachment permit or any other encroachment permits.
7. Site-specific traffic control plans are not required; WATCHBOOK will be used for traffic control plans.
8. Construction support is not included.

Exhibit A

Cost Proposal Worksheet

COMPANY: Earth Mechanics, Inc.	SCOPE OF WORK: Geotechnical	DATE: 9/29/2025
PROJECT: Ave 50 Corridor	MILESTONE/PHASE/PROJECT SUMMARY: PS&E	

DIRECT LABOR

PERSONNEL	CLASSIFICATION	HOURS	LOADED RATE	AMOUNT
Alahesh Thurairajah	Principal	6.0	\$ 315.00	\$ 1,890
	Sr. Project Engineer/Geologist	20.0	\$ 180.00	\$ 3,600
	Sr. Staff Engineer/Geologist	20.0	\$ 160.00	\$ 3,200
	Staff Engineer/Geolgoist	20.0	\$ 125.00	\$ 2,500
	Senior Technician	10.0	\$ 165.00	\$ 1,650
	Technician	8.0	\$ 90.00	\$ 720
		0.0		\$ -
		0.0		\$ -
		0.0		\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
-				\$ -
TOTAL HOURS		84.0	TOTAL DIRECT LABOR	\$ 13,560

MULTIPLIERS

ESCALATION	0.0% (of Total Direct Labor)	\$	-
OVERHEAD-Additional Services	0.00% (of Total Direct Labor + Escalation)	\$	-
TOTAL MULTIPLIERS			\$ -

OTHER DIRECT EXPENSES

ITEM	UNIT	QUANTITY	UNIT COST	AMOUNT
Mileage	Mile	500	\$ 0.70	\$ 350
R-Value Tests	Test	5	\$ 275	\$ 1,375
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL OTHER DIRECT EXPENSES				\$ 1,725

OUTSIDE SERVICES

COMPANY	LABOR	MULTIPLIERS	FEE	EXPENSES	TOTAL
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OUTSIDE SERVICES					\$ -

FEEES

FIXED FEE	0.00%	\$ -	
		TOTAL FEES	\$ -
		TOTAL COST	\$ 15,285

CITY OF COACHELLA
Avenue 50 Widening Project

Michael Baker International

SCOPE OF WORK - ESTIMATED HOURS WORKSHEET

Fully Loaded Hourly Rate (Direct Labor, overhead, and profit)			\$323.23	\$150.60	\$156.18	\$131.82	\$260.37	\$106.07	\$128.98	\$231.74	\$167.70	\$165.84	\$136.94	\$159.96	\$111.03	\$101.48	TOTAL HOURS	TOTAL COST without Labor Escalation	TOTAL COST with Labor Escalation (includes ODC's)
TASKS	Task No	Staff Name	Brad Losey	Garrett Ribas	Daniel Price	George (Zhuofeng) Li	Kirsten Bogue	Dennis Dinh	Winnie Woo	Art Popp	April Nakagawa	Stephen Anderson	John Parent	Ryan Phaneuf	Ana Cotham	Allexis Cruz			
		Staff Classification	Project Manager	Project Engineer I	Technical Specialist	Assistant Engineer	Environmental Manager	Environmental Planner	Environmental Associate	Technical Manager	Regulatory Specialist	Senior Biologist	Biologist II	Project Manager I	Technical Editor	Regulatory Analyst			
1	Project Management Services																		
	1.1	Administration	12														12	\$3,878.72	\$4,134.23
	1.2	Coordination and Meetings	24				3				3						30	\$9,041.64	\$9,637.26
	1.3	Quality Assurance and Quality Control	1	2			1			1							5	\$1,116.53	\$1,190.08
	1.4	Project Budget, Cost Accounting and Reporting	24														24	\$7,757.44	\$8,268.46
2	Catagorical Exemption						80	120	100								300	\$46,455.85	\$49,516.13
3	Bio Resources Assess and MSHCP Consistency Analysis									8		46	28	8	4		94	\$15,040.78	\$16,031.59
4	Aquatic Resources Delineation Report									4	50			12	4	16	86	\$13,299.28	\$14,175.37
5	Regulatory Permit Application																		
	5.1	USACE Approved Jurisdictional Determination								2	20			4	20		46	\$6,677.88	\$7,117.79
	5.2	RWQCB Section 401 Water Quality Certification								1	20			4	20		45	\$6,446.14	\$6,870.78
	5.3	CDFW Section 1602 Lake or Streambed Alteration								1	20			4	20		45	\$6,446.14	\$6,870.78
	5.4	Regulatory Permit Processing								24	50				50		124	\$19,498.19	\$20,782.63
6	Draft Final Design Services – 65% PS&E Submittal																		
	6.1	Prepare Draft Plans	16	40		80											136	\$21,741.54	\$23,173.76
	6.2	Prepare Draft Cost Estimates	2	4		16											22	\$3,358.04	\$3,579.25
	6.3	Drainage Report	4	40	80	40											164	\$25,084.31	\$26,736.74
7	Draft Final Design Services – 95% PS&E Submittal		8	32	40	60											140	\$21,561.68	\$22,982.06
8	Final Design Services – 100% PS&E Submittal		8	24	24	40											96	\$15,221.51	\$16,224.22
9	Contract Bid Documents (Ready-To-List)		8	24		32											64	\$10,418.56	\$11,104.89
Other Direct Costs																		\$1,620.00	\$1,620.00
	TOTAL HOURS		107	166	144	268	84	120	100	41	163	46	28	32	118	16	1,433	\$234,664.21	\$250,016.00

Total Escalation \$15,351.79
Grand Total \$250,016.00

May 30, 2025

Andy Cheah, PE
Principal
Angenious Engineering Services, Inc.
26000 Towne Center Dr, Ste 100
Foothill Ranch, CA 92610
Email: andy.cheah@angenious-es.com

**Subject: Letter Proposal for Professional Surveying Services
Avenue 50 from Peter Rabbit Lane to Tyler Street
Coachella, CA**

Dear Andy,

Pursuant to your request, we are pleased to present our proposal for providing professional surveying services for Avenue 50 300 feet west of Peter Rabbit Lane to Tyler Street

Based upon what we believe to be your goals; we propose to provide the following services on above-mentioned project.

Task 1: Topographic Survey

Conduct photogrammetric topographic survey. The basis of control will be the California State Plane Coordinate system of NAD'83, observed at 2011.00 epoch. Elevations will be based on NAVD88 vertical datum. The survey will be delivered at 40 scale showing one-foot contours and prominent surface features over the proposed area to U.S. mapping standards. A color Ortho Photo will be provided.

Task 2: Supplemental Topography

Provide Supplemental Topography showing existing features such as above ground visible utilities and existing improvements along with potholing (actual potholing to be done by others) of existing underground utilities as required along Avenue 50..

Task 3: Base Map

Prepare one a base map in CIVIL3D format. The base map will show the aerial and supplemental topography, surveyed property lines, existing easements, public right-of-ways and existing utilities

Proposed Compensation

All fees listed will be considered Time and Materials based upon the attached rate schedule. NV5 will invoice monthly by subtotal groupings based upon time spent on each task.

We propose to provide the foregoing services for up to the following fees, and Client agrees to compensate NV5 for such services as indicated below:

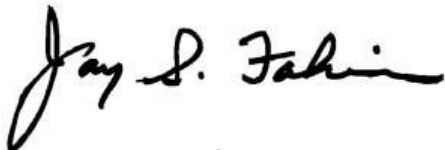
Breakdown of Total Fees

Task 1:	Topographic Survey	\$20,335.00
Task 2:	Supplemental Topography	\$14,000.00
Task 3:	Base Map	\$8,040.00
Total Not to Exceed Budget:		\$42,375.00

Reimbursable expenses for reprographics, postage, deliveries, and mileage will be billed at 1.15 x cost and the accepted IRS rate. Services not included in this scope may be provided on the basis of a separate authorization.

We appreciate the opportunity to be of service to you. Please give me a call if you have any questions regarding this proposal at 760.341.3101.

Sincerely,
NV5, Inc.



Jay Fahrion, PLS
Office/Survey Manager



Mike Stys
Senior Vice President, INF

Attachment: 2025 PW Rate Schedule
P27625-0003380 Phase 8

NV5, INC.
Desert Offices
2025 Prevailing Wage Charge
Rates Schedule
City of Indio

Technical Services

Engineering Aide/Planning Aide.....	\$90.00/hour
Project Assistant.....	\$100.00/hour
Project Administrator.....	\$105.00/hour
CADD Technician I.....	\$110.00/hour
CADD Technician II.....	\$130.00/hour
CADD Technician III.....	\$145.00/hour
Senior CADD Technician/Designer.....	\$155.00/hour

Professional

Junior Engineer/Planner/Surveyor.....	\$120.00/hour
Assistant Engineer/Planner/Surveyor.....	\$140.00/hour
Associate Engineer/Planner/Surveyor.....	\$150.00/hour
Senior Engineer/Planner.....	\$170.00/hour
Associate Project Manager.....	\$185.00/hour
Project Manager.....	\$245.00/hour
Associate.....	\$260.00/hour
Entitlement Engineer/Planner.....	\$200.00/hour
Principal.....	\$300.00/hour

Construction Management

Junior Field Engineer.....	\$88.00/hour
Assistant Field Engineer.....	\$109.00/hour
Associate Field Engineer.....	\$125.00/hour
Senior Field Engineer.....	\$140.00/hour
Construction Manager.....	\$256.00/hour

Surveying

1-Person Field Crew.....	\$190.00/hour
2-Person Field Crew.....	\$335.00/hour
3-Person Field Crew.....	\$390.00/hour
Senior Surveyor.....	\$160.00/hour
Senior Survey Technician.....	\$140.00/hour
Survey Manager.....	\$225.00/hour

Expenses:

Messenger/Deliveries.....	\$30.00/ea
Mileage.....	\$0.70/mile
Reproduction Charges:	
Data files on computer disk.....	\$8.00/ea
8.5 x 11 Copies.....	\$0.10/page
Bond/Blue prints.....	\$4.50 / page
Vellum Prints.....	\$12.00/page
Mylar Prints.....	\$20.00/page

Rates are effective through December 31, 2025. If contract assignment extends beyond that date, a new rate schedule will be added to the contract. Litigation support will be billed at \$325.00 per hour.
Eff: 1.01.2024



September 29, 2025

Angenious Engineering Services, Inc.
Andy Cheah
26000 Towne Centre Dr, Ste 100,
Foothill Ranch, CA 92610

Dr. Mr. Cheah,

Thank you for the opportunity to provide a proposal for **Avenue 50 corridor widening From Oates Lane / Peter Rabbit Lane** to Cabazon Road. We look forward to collaborating with and supporting Angenious Engineering Services.

Pursuant to our discussion and your request, Paragon is pleased to submit the following scope of work and accompanying proposed budget.

SCOPE OF WORK

The City of Coachella ("City") is seeking property appraisal and acquisition services for multiple properties located in Coachella, CA, as part of the City's Avenue 50 Highway Improvement Project. The full range of real estate services will support the City throughout the entire acquisition process, from the initial planning to final acquisition. The process will begin with a kick-off meeting to establish project goals, followed by an in-depth study of the identified properties, including site assessments, legal reviews, and formal property and property rights valuation. **Paragon Partners Consultants, Inc. (Paragon)** will ensure compliance with zoning, land use regulations, and federal acquisition guidelines, while managing negotiations with property owners, overseeing the right-of-way process, handling required documentation, and working with the City to secure Caltrans Right-of-Way Certification. Throughout the project, Paragon will ensure all tasks are efficiently managed, while minimizing costs for the City and complying with all legal and regulatory requirements.

Upon award, Paragon's highly qualified project management team will coordinate a kick-off meeting with the City staff to discuss the project background, budget, schedule, reporting, project management approach, and all other issues that will assist the team to accomplish the stated goals. Prior to the project kick-off meeting, Paragon will review all documents and project



materials provided by the City and designer, as well as any discussion note and/or negotiations conducted with the property owners to date.

Currently Identified Acquisition Parcels – Several key steps will be undertaken to understand the property and property interests identified for acquisition. These steps will include the following:

Zoning and Land Use Analysis - Verify the property's zoning classification and permitted uses. Check local planning and land use regulations that may impact current and future use.

Legal and Title Review - Paragon will develop and submit all required documents and forms for the City's approval as necessary for the acquisition process. This will involve performing a title search to verify ownership, identify any encumbrances or easements, and review existing agreements, leases, or restrictions on the property. Paragon will also review title search instruments, right-of-way plans, and legal descriptions to ensure the information is accurate and consistent. Supplemental title report updates and vesting documents will be provided, as needed.

Engage with Local Authorities and Stakeholders - Meet with City planners, economic development agencies, Bureau of Indian Affairs (BIA) and landowners as deemed appropriate to ensure compliance with Indian lands 25 CFR 169.

Appraisal Reports and Reviews – Paragon will obtain appraisal reports from an MAI-certified appraiser to analyze the value of each affected property or property interest. Appraisal reports will be prepared for each affected parcel and submitted to the City within sixty (60) days after the issuance of the Notice to Proceed or after obtaining the legal descriptions and/or plat maps of the interest to be acquired. Additionally, a review appraisal will be provided for each appraisal in accordance with Caltrans, State, and federal guidelines, as required. Paragon will then assess the appraisal reports and the established fair market value to determine if the appraisals meet the requirements outlined in the Uniform Relocation Assistance and Real Property Acquisition Policies Act (42 U.S.C. § 61) and the Uniform Standards of Professional Appraisal Practice (USPAP).

Planning, Budgeting, Scheduling, and Reporting – Paragon will manage and organize all planning, budgeting, scheduling, and tracking tasks throughout the acquisition process. This includes



maintaining thorough project acquisition records including the establishment of Just Compensation, offer packages, details of negotiations, and the creation of communication logs. Paragon will also ensure accurate records for relocation assistance benefits documentation, payments to displacees, and all necessary notices, ensuring compliance with State and Federal acquisition requirements.

Site Acquisition Process – After the City approves the appraisal reports and establishes Just Compensation, Paragon will engage with the property owner to discuss the potential property purchase and property interests. All acquisition activities will comply with the guidelines outlined in the Uniform Relocation Assistance and Real Property Acquisition Policies Act (42 U.S.C. § 61), and federal regulations under 49 CFR part 24.

Paragon will provide all services necessary to perform right-of-way acquisitions on tribal and non-tribal lands, acquire title and record deeds to real property in the name of the City, and prepare administrative settlement recommendations, as deemed prudent and appropriate.

Once Just Compensation is established by the City and a consensus is reached with the property owner, Paragon will prepare an Offer Package for the property owner's consideration. Upon agreement as to the purchase price, Paragon will negotiate the transaction terms in alignment with the City's requirements. This includes drafting the Purchase & Sale Agreement, securing approval from all parties, and opening escrow. Paragon will manage the transaction through to the close of escrow, ensuring smooth communication and coordination with the City's team throughout the process.

Additionally, Paragon will monitor all escrow activities to ensure the successful transfer of property ownership to the City. The process may involve the relocation of billboards impacted by the project, as necessary, which Paragon has ample experience with.

Obtain a Caltrans Right-of-Way Certification Approval – Upon confirmation that the identified parcels are suitable to advance in the right-of-way acquisition process, Paragon will assist the City in developing and submitting the necessary documentation for Caltrans Right-of-Way Certification. The elements of the Caltrans Right-of-Way Certification package will include the following:

- Caltrans Exhibit 13-B: Right of Way Certification Local Assistance Project Form
- Identify the property by APN# with a corresponding map



- Document the specific right-of-way needs for each parcel, including any necessary permanent or temporary property acquisitions
- Provide supporting documentation for the landowners, including appraisals and appraisal review, parcel diaries, conveyance instruments, contracts, and other supplemental documents
- Include a project description with the intended use of the property along with a right of way acquisition map or diagram

Please feel free to contact me at (714) 452-2227 if you have any questions or comments.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Mark T. Mendoza". The signature is fluid and stylized, with a long, sweeping underline that extends to the right.

Mark T. Mendoza
Vice President / Corporate Broker
Paragon Partners Consultants, Inc.
mmendoza@paragon-partners.com
(626) 893-2026



PARAGON COST PROPOSAL

COACHELLA AVENUE 50 CORRIDOR WIDENING			
SCOPE ACTIVITY	QUANTITY	COST	FEES
From Oates Lane / Peter Rabbit Lane to Cabazon Road			
Title Reports	5	950	\$4,750
Appraisal Reports	5	5750	\$28,750
Appraisal Reviews	5	900	\$4,500
Subtotal Vendor Costs			\$38,000
Project Management / Meetings / Reports			\$7,650
Document Preparation (Offers, Notices, Just Compensation Memo, etc.)			\$13,500
Negotiation with property owners / attorneys / representatives			\$36,000
PSA / Deed / Document Preparation / QA / QC			\$9,000
Escrow Coordination / Project Closout			\$18,000
File Management / Document Control			\$10,800
ODC's (mileage, postage, etc.)			\$1,650
Subtotal Paragon Labor			\$96,600
Grand Total			\$134,600