

April 17, 2023

Mr. Andrew Simmons, P.E.
City Engineer, City of Coachella
53990 Enterprise Way
Coachella, CA 92236

RE: Parcel Map for Avenue 50 Extension Condemnation Parcels

Dear Mr. Simmons,

Michael Baker International, Inc. (Michael Baker) appreciates the opportunity to provide the City of Coachella, CA (the City) a scope and fee proposal to perform a boundary survey, prepare a Parcel Map and set final monuments for the parcels obtained through condemnation proceedings.

Thank you again for the opportunity to offer our expertise and assist you with this project. Please contact me should you have any questions.

Sincerely,

MICHAEL BAKER INTERNATIONAL, INC.



Christopher Alberts, PLS
Vice President & Office Executive

Primary Contact Information

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Michael Baker International

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SCOPE OF WORK

TASK 1: BOUNDARY SURVEY

Michael Baker shall complete a field survey to locate, measure and describe sufficient controlling evidence to determine the boundary of the parcels.

Michael Baker shall perform an analysis of the field survey data and record data obtained through research and determine a final boundary. This final boundary will be used in the preparation of a final map in a subsequent task.

The City shall provide Michael Baker with an up-to-date and complete title report, including a copy of each exception document referenced in the title report, covering the subject property.

The fee for this scope of work is based upon an assumption that adequate and accessible boundary monumentation exists, in Michael Baker's opinion, in the immediate project vicinity to control this boundary survey. If Michael Baker determines that the existing monumentation is inadequate, Michael Baker reserves the right to stop work on the project until additional scope and budget are executed in a separate agreement.

TASK 2: PARCEL MAP

Michael Baker shall prepare one Final Parcel Map containing this lot layout:

- Lot A – Recorded Roadway, Avenue 50
- Lots 1 and 2 – Existing Slope Easements
- The remnant parcels north and south of the Roadway shall be shown as Not A Part (N.A.P.) of the Parcel Map.

The Final Parcel Map shall indicate all lots and/or easements to be retained, sold or dedicated within the boundaries of the Project. All title work and final recordation services for the Parcel Map shall be performed by the City's title company.

TASK 3: FINAL MONUMENTS

Michael Baker shall provide one (1) set of street and boundary monuments, set in accordance with the certification on the final map, and in accordance with the requirements and laws of the City of Coachella and the State of California. This includes all front and rear parcel corners and street centerline monuments. A copy of centerline monument reference tie notes shall be completed and submitted to the appropriate jurisdictional agency in accordance with the requirements of said agency when required. The scope and fee is based upon setting up to 30 monuments in a single move in.

FEE PROPOSAL

Our fee proposal for the Parcel Map is a **lump sum/fixed fee not-to-exceed \$33,140**.

| Activity | Lump Sum |
|------------------|-----------------|
| Boundary Survey | \$7,440 |
| Final Parcel Map | \$13,580 |
| Final Monuments | \$12,120 |
| Total | \$33,140 |