



September 21, 2016

Mr. Joshua Pack, PE  
Nevada County Department of Public Works  
950 Maidu Avenue  
Nevada County, CA 95959  
530.265.7059

Re: Additional Combie Road Scope and Budget- Right of Way Acquisition, Plats & Legal Development, & Additional Joint Trench Coordination

Dear Mr. Pack:

Thank you for the opportunity to provide this Scope and Budget for Right of Way Acquisition, Plats & Legal Development, & Additional Joint Trench Coordination for the Combie Road Corridor Improvement Project. The following tasks and scope are in addition to our existing agreement:

**Task 3 - Surveying**

**Task 3.3 – Legal Descriptions for Acquisitions and Easements**

Plats and Legal Descriptions (up to five total) will be prepared for parcel acquisitions and temporary construction easements. Individual plats will be prepared in addition to legal descriptions for each parcel involved with acquisitions and easements. The plats will include the same basic information as contained in the Appraisal Mapping with respect to encumbrances and will detail any property line changes. It is assumed that the properties will be conveyed to the County. Work products will include legal descriptions and exhibits ready for recording at the County.

**Task 7 – Utility Coordination**

**Task 7.3 – Additional Phase 3 Joint Trench Design**

Quincy and O'Dell Engineering will supplement the existing Task 7.3 Joint Trench Design with the new information provided by Suddenlink for Phase 2 and Phase 3.

developing YOUR vision | delivering YOUR project



## **Task 11 – Right of Way Acquisition Services**

Right of acquisition services will be provided by Bender Rosenthal, Inc. (BRI).

### **Task 11.1-Right of Way Program Management**

BRI will assign a Project Manager to oversee performance of the Tasks involved in delivery of the Right of Way (R/W) in the proposed Right of Way Services Contract between BRI and Quincy Engineering.

### **Task 11.2 -Valuation Services**

BRI will develop a complete valuation for the client utilizing a Minimum Value Estimate (Waiver Valuation) Format described in Caltrans Appraisal Manual Chapter Seven at 7.02.13.02. A Waiver Valuation in Lieu of an Appraisal is proposed to be used on this project to estimate the compensation for the proposed public utility easements as well as temporary construction easements (TCE's) if required, affecting small portions of the parcels at Clients discretion.

In regards the scope for this project; an appraisal is not considered to be required because the valuation problem is uncomplicated and the fair market value is estimated at \$10,000 or less based on a review of available data. The \$10,000 amount can include severance damages, but excludes any insignificant construction contract work. Client acknowledges that a Waiver Valuation is not an appraisal and is to be used merely for documentation in support of the estimated compensation used to develop Just Compensation to be paid to the property owner. Criteria considered in making the determination as to uncomplicated valuations includes:

- There is no serious question as to the highest and best use;
- There is adequate market data available;
- There are no substantial damages and benefits involved; and
- There is no substantial decrease in market value due to the presence of hazardous material/waste.

Waiver Valuations are prepared in conformance with, and subject to the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute. Both fully incorporate the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation with jurisdictional exceptions applying in some cases.

Assumptions:

- Property owners will be willing sellers. If condemnation services are needed, a full appraisal will be required.
- Appraisal maps, plat maps and legal descriptions will be provided to BRI by others.
- Preliminary title reports will be provided to BRI by others

Deliverables:

Six Minimum Value Estimates, 3 copies each, meeting all State and Federal Standards for 3 public utility easements and 3 temporary construction easements from 6 ownerships.



### **Task 11.3 – Acquisition Services**

BRI will develop all acquisition and conveyance documents to be approved by Client for use in acquiring real property interests. BRI staff will develop; purchase agreements (right of way contracts) easement deeds, temporary construction easement documents and escrow instructions etc. prior to the commencement of acquisition negotiations with grantors. BRI will use all necessary documents developed as stated necessary to make offers based on Client's process and specifications. BRI will meet in person if possible and will make up to three contacts in the first thirty days and will continue negotiations for up to three months or ten contacts with the property owners.

As a sub-task (11.3.1) of Acquisition Services, BRI will coordinate with the title company to close escrows on up to 4 parcels.

#### **Deliverables:**

- Acquisition of up to 3 public utility easements and 3 temporary construction easements from up to 6 ownerships.
- Escrow services for up to 4 parcels.

### **Task 11.4 – Right of way Certification**

BRI will prepare the Right of Way Certification per Caltrans requirements.

#### **Deliverables:**

One draft and one final Right of Way Certification Document 13-B at certification level 1 or 2.

Please see the attached budget sheets for the \$72,500 not-to-exceed amount. Again, thank you for the opportunity and please let me know if there is anything regarding this Scope and Budget you would like to discuss.

Sincerely,

**Quincy Engineering, Inc.**

Jason Jurens, P.E.  
Project Manager

# Cost Proposal

## Combie Road Corridor Improvement Project- R/W & Utility Amendment

### Realignment Study

Date: 9/21/2016

#### Quincy Engineering, Inc.

|   |                           |
|---|---------------------------|
| Direct Labor:                             | \$4,262.00                |
| Escalation for Multi-Year Project (2.0%): | \$85.24                   |
| <u>Subtotal</u>                           | <u>\$4,347.24</u>         |
| Overhead (1.768):                         | \$7,685.92                |
| A. Labor Subtotal                         | <u><u>\$12,033.16</u></u> |

#### Subconsultant Costs:

|                       |             |
|-----------------------|-------------|
| O'Dell                | \$10,000.00 |
| Bender Rosenthal, Inc | \$49,200.00 |

B. Subconsultant Subtotal \$59,200.00

#### Other Direct Costs:

|  |             |          |         |
|--|-------------|----------|---------|
| Travel (@ active IRS mileage rate)     | 100 miles @ | \$0.540  | \$54.00 |
| Pier Diem/ Hotel                       | days @      | \$150.00 | \$0.00  |
| Delivery                               | 1 @         | \$9.52   | \$9.52  |
| <i>Vendor Reproduction</i>             |             |          |         |
| Vellum                                 | @           |          | \$0.00  |
| 8 1/2 X 11 Reproduction                | @           |          | \$0.00  |
| 11 X 17 Reproduction                   | @           |          | \$0.00  |
| Mounting Boards for Presentations      | @           |          | \$0.00  |
| Newsletters (Translation and printing) | @           |          | \$0.00  |

Subtotal Vendor Reproduction \$0.00

|                              |   |  |        |
|------------------------------|---|--|--------|
| Title Report                 | @ |  | \$0.00 |
| Miscellaneous                |   |  | \$0.00 |
| Prevailing Wage Differential |   |  | \$0.00 |

C. Other Direct Cost Subtotal: \$63.52

|                                  |             |
|----------------------------------|-------------|
| Labor Subtotal A. =              | \$12,033.16 |
| Fixed Fee (10.0%):               | \$1,203.32  |
| Subconsultant Subtotal B. =      | \$59,200.00 |
| Fixed Fee (0.0%):                | \$0.00      |
| Other Direct Cost Subtotal: C. = | \$63.52     |
| Fixed Fee (0.0%):                | \$0.00      |

TOTAL = **\$72,500.00**

Note: Invoices will be based upon actual QEI hourly rates plus overhead at 176.8% plus prorated portion of fixed fee. Subconsultant and Direct Costs will be billed at actual cost.

# Cost Proposal

| Project Number: JP | Project Name: Combile Road Corridor Improvement Project - ROW & Utility Amendment |                |             |             |             |            |                |          |                    |            |             |                      |                            |                            |                   |                         |                   |          |                       |                        |  |
|--------------------|---|----------------|-------------|-------------|-------------|------------|----------------|----------|--------------------|------------|-------------|----------------------|----------------------------|----------------------------|-------------------|-------------------------|-------------------|----------|-----------------------|------------------------|--|
|                    | Principal Eng.  | Assoc Pr. Eng. | Senior Eng. | Senior Eng. | Senior Eng. | Assoc Eng. | Asstist Eng. I | CAD Tech | Environmental Mgr. | Survey Mgr | Survey Tech | Quincy Total Hours   | Quincy Total Labor Dollars | Quincy Total Labor Dollars | Quincy Labor      | Quincy Profit           | Quincy NLF Budget | O'Dell   | Bander Rosenthal, Inc | Subconsultant Subtotal |  |
| No.                | BL  | JJ             | MS          | SB          | ME          | ACB        | PK             | RW       | JT                 | AD         |             | Direct Labor Dollars | Escalation Multiplier      | Labor+OH Multiplier        | Profit Multiplier | Actual Labor Multiplier |                   |          |                       |                        |  |
|                    | <b>Reassignment Study</b>   |                |             |             |             |            |                |          |                    |            |             |                      |                            |                            |                   |                         |                   |          |                       |                        |  |
| 3                  |   |                |             |             |             |            |                |          |                    |            |             | 0                    | \$0                        | \$0                        | \$0               | \$0                     | \$0               |          |                       | \$0                    |  |
| 3.1                |   |                |             |             |             |            |                |          |                    |            |             | 0                    | \$0                        | \$0                        | \$0               | \$0                     | \$0               |          |                       | \$0                    |  |
| 3.2                |   |                |             |             |             |            |                |          |                    |            |             | 0                    | \$0                        | \$0                        | \$0               | \$0                     | \$0               |          |                       | \$0                    |  |
| 3.3                |   |                |             |             |             |            |                |          | 24                 | 40         |             | 64                   | \$2,520                    | \$2,570                    | \$7,115           | \$711.49                | \$7,826           |          |                       | \$0                    |  |
| 3.4                |   |                |             |             |             |            |                |          |                    |            |             | 0                    | \$0                        | \$0                        | \$0               | \$0                     | \$0               |          |                       | \$0                    |  |
| 7                  |   |                |             |             |             |            |                |          |                    |            |             | 0                    | \$0                        | \$0                        | \$0               | \$0                     | \$0               |          |                       | \$0                    |  |
| 7.1                |   |                |             |             |             |            |                |          |                    |            |             | 0                    | \$0                        | \$0                        | \$0               | \$0                     | \$0               |          |                       | \$0                    |  |
| 7.2                |   |                |             |             |             |            |                |          |                    |            |             | 0                    | \$0                        | \$0                        | \$0               | \$0                     | \$0               |          |                       | \$0                    |  |
| 7.3                |   |                |             | 24          |             |            |                |          |                    |            |             | 28                   | \$1,742                    | \$1,777                    | \$4,918           | \$491.83                | \$5,410           | \$10,000 |                       | \$10,000               |  |
| 11                 |   |                |             |             |             |            |                |          |                    |            |             | 0                    | \$0                        | \$0                        | \$0               | \$0                     | \$0               |          |                       | \$0                    |  |
| 11.1               |   |                |             |             |             |            |                |          |                    |            |             | 0                    | \$0                        | \$0                        | \$0               | \$0                     | \$0               |          |                       | \$0                    |  |
| 11.2               |   |                |             |             |             |            |                |          |                    |            |             | 0                    | \$0                        | \$0                        | \$0               | \$0                     | \$0               |          |                       | \$11,700               |  |
| 11.3               |   |                |             |             |             |            |                |          |                    |            |             | 0                    | \$0                        | \$0                        | \$0               | \$0                     | \$0               |          |                       | \$15,000               |  |
| 11.3               |   |                |             |             |             |            |                |          |                    |            |             | 0                    | \$0                        | \$0                        | \$0               | \$0                     | \$0               |          |                       | \$19,500               |  |
| 11.3               |   |                |             |             |             |            |                |          |                    |            |             | 0                    | \$0                        | \$0                        | \$0               | \$0                     | \$0               |          |                       | \$1,500                |  |
| 11.3               |   |                |             |             |             |            |                |          |                    |            |             | 0                    | \$0                        | \$0                        | \$0               | \$0                     | \$0               |          |                       | \$1,500                |  |
| Subtotal - Hours   | 0   | 4              | 24          | 0           | 0           | 0          | 0              | 0        | 24                 | 40         | 0           | 92                   |                            |                            |                   |                         |                   |          |                       | 0                      |  |
| Other Direct Costs |   |                |             |             |             |            |                |          |                    |            |             | \$4,262              |                            | \$4,347                    | \$12,033          | \$1,203                 | \$13,300          | \$10,000 | \$1,500               | \$59,200               |  |
| Total Cost         | \$0   | \$278          | \$1,464     | \$0         | \$0         | \$0        | \$0            | \$0      | \$1,200            | \$1,320    | \$0         | \$4,262              | \$4,347                    | \$12,033                   | \$1,203           | \$13,300                | \$10,000          | \$1,500  | \$59,200              |                        |  |

