

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Public Works

BOARD AGENDA # *C-1

Urgent

Routine

AGENDA DATE October 29, 2013

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Amend the Agreement for Professional Design Services with Nolte Associates, Inc. for the Crows Landing Road Seismic Bridge Replacement Project

STAFF RECOMMENDATIONS:

1. Approve an amendment to the Professional Design Services Agreement for right of way services to Nolte Associates, Inc., in the amount of \$115,926, for a total not to exceed amount of \$1,064,991, for the Crows Landing Road Seismic Bridge Replacement Project.
2. Authorize the Director of Public Works to execute the amendment with Nolte Associates, Inc. in the amount of \$115,926 and to sign necessary documents.

FISCAL IMPACT:

The Crows Landing Road Bridge is fully funded by the Federal Highway Bridge Program, State Local Seismic Safety Retrofit Program (Proposition 1B) and Regional Transportation Impact Fees (RTIF) for all phases of the project through construction. The requested amendment increases the current agreement in the amount of \$115,926, for a total not to exceed amount of \$1,064,991.

BOARD ACTION AS FOLLOWS:

No. 2013-526

On motion of Supervisor Monteith, Seconded by Supervisor O'Brien, and approved by the following vote,

Ayes: Supervisors: O'Brien, Withrow, Monteith, De Martini and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Amend the Agreement for Professional Design Services with Nolte Associates, Inc.
for the Crows Landing Road Seismic Bridge Replacement Project

DISCUSSION:

On April 22, 1997, the Board of Supervisors' Resolution No. 97-303, declared this bridge as one of three bridges that provide critical links within Stanislaus County for emergency access and must remain open at all times. The three bridges are McHenry Bridge over the Stanislaus River, Crows Landing Road Bridge over the San Joaquin River and the 9th Street Bridge over the Tuolumne River. The 9th Street Bridge replacement project has been completed and the McHenry Bridge project is underway, with San Joaquin County as the lead agency. The McHenry Bridge should start construction in 2015 to 2016 and take approximately two years to complete.

The Board of Supervisors awarded an Agreement for Professional Services with Nolte Associates, Inc. (Nolte) for engineering design services for the Crows Landing Road Seismic Bridge Replacement Project for an amount not to exceed \$385,000 on May 1, 2001. The project was delayed several times due to budget challenges, staff retirement, and turnover.

In March of 2008, Department staff requested the California Department of Transportation (Caltrans) to re-program this important bridge in Stanislaus County in order to complete the project design. Nolte and Department staff worked with Caltrans Local Assistance - Structures for a year to develop the final seismic strategy. The outcome was to replace the 61 year old bridge. This bridge was built in 1949 and consists of a steel stringer and steel plate girder superstructure on reinforced concrete wall piers and reinforced concrete pile bents with reinforced concrete winged abutments. The entire bridge span is approximately 670 linear feet in length and the Average Daily Traffic (ADT) volume is approximately 6,700 vehicles per day. Per the latest Caltrans bridge report issued in September 2011 and FHWA's 1995 Coding Guide, this bridge has been determined to be vulnerable to damage if there is a significant flood event on the San Joaquin River. The bridge is also on the Local Seismic Safety Retrofit Program list due to seismic deficiencies and the bridge is listed as functionally obsolete. The proposed replacement bridge wi

The Board approved the Professional Design Services Agreement with Nolte in 2010 to complete the engineering and environmental phases. The Project Approval and Environmental Document (PA&ED) phase is now complete. The environmental clearance was obtained for the bridge for the National Environmental Protection Act on April 9, 2013 and the California Environmental Quality Act clearance was approved by the Board on August 13, 2013. Engineering of the plans is continuing and are at 65% complete and are on budget.

With the PA&ED complete, Stanislaus County received the programming authorization for the Right-of-Way (ROW) phase from Caltrans on September 26, 2013 in the amount up to \$150,000 of which \$132,795 is federally funded. With receipt of the E-76 Amendment Modification Summary, Stanislaus County is now authorized to begin the ROW process. The consultant Nolte has provided a comprehensive scope and fee for the ROW phase. Although some ROW work was negotiated for in the 2001 agreement, we did not need comprehensive ROW services as Public Works had a ROW agent and provided most of this service in-house. Due to retirements

Approval to Amend the Agreement for Professional Design Services with Nolte Associates, Inc. for the Crows Landing Road Seismic Bridge Replacement Project

and budget cuts, Public Works no longer has a ROW agent, therefore it is needed to contract for these services.

It is proposed that the project agreement be:

Initial Contract Amount	\$ 385,000
Professional Design Services Agreement	\$ 949,065
Amendment #1	<u>\$ 115,926</u>
Total Amount	\$1,449,991

Staff is recommending that an agreement amendment be entered into for the revised scope.

POLICY ISSUES:

This action supports the Board's priorities of providing A Safe Community, A Healthy Community and A Well-Planned Infrastructure System by advancing design work for the future replacement of the Crows Landing Road Bridge.

STAFFING IMPACT:

There is no staffing impact associated with this item.

CONTACT PERSON:

Matt Machado, Public Works Director. Telephone: (209) 525-4130.

DL:dd

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FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT BETWEEN
COUNTY OF STANISLAUS AND NOLTE ASSOCIATES, INC.
for Crows Landing Road Seismic Bridge Replacement Project

THIS AMENDMENT is made and entered into this 29th day of October, 2013, in the City of Modesto, State of California, by and between the County of Stanislaus ("County") and Nolte Associates, Inc., ("Consultant"), for and in consideration of the promises, and the mutual promises, covenants, terms, and conditions, hereinafter contained.

WHEREAS, on October 19, 2010, the Stanislaus County Board of Supervisors approved a Professional Design Services Agreement ("Agreement") with Consultant for the Crows Landing Road Seismic Bridge Replacement project;

WHEREAS, there is a need for Nolte Associates, Inc. to provide services for additional project management, NMFS (National Marine Fisheries Service) Coordination, and right-of-way appraisal and acquisition; and,

WHEREAS, an increase in the maximum amount of the Agreement from \$949,065 to \$1,064,991 - (Original Agreement \$949,065 + First Amendment \$115,926 = \$1,064,991); is necessary to cover additional work as stated in Exhibit "A", attached hereto and made a part of this Amendment.

NOW THEREFORE, the parties agree as follows:

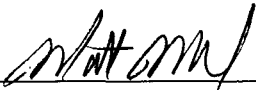
Section 1.1 Scope of Services is amended to include additional services as shown in Exhibit "A" attached hereto and made a part of this Amendment.

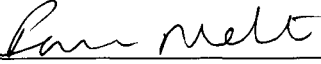
Section 2.1 Compensation is amended to include additional fees of \$115,926 as shown in Exhibit "A" attached hereto and made a part of this Amendment. Consultant's compensation shall in no case exceed One Million Sixty-Four Thousand Nine Hundred Ninety-One Dollars (\$1,064,991).

IN WITNESS WHEREOF, the parties have executed this First Amendment effective on the date written above.

COUNTY OF STANISLAUS

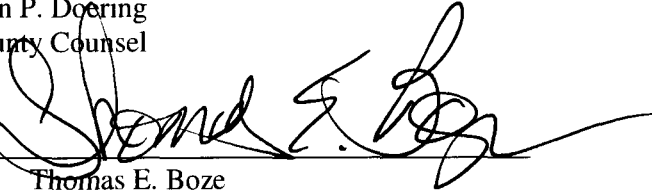
NOLTE ASSOCIATES, INC.

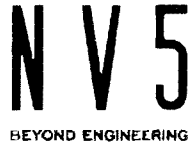
By: 
Matt Machado, Director
Department of Public Works

By: 
Parag Mehta
Sr. Vice President

APPROVED AS TO FORM

John P. Doering
County Counsel

By: 
Thomas E. Boze
Deputy County Counsel



April 15, 2013

Mr. David Leamon, PE
Senior Civil Engineer
Stanislaus County
Public Works Department
1716 Morgan Road
Modesto, CA 95358

**Subject: Crows Landing Road Bridge Replacement - Additional Services
NMFS Formal Consultation / Right of Way Appraisal and Acquisition Services**

Dear Mr. Leamon:

The following is Nolte's proposed scope and fee to provide the additional services needed to complete the subject project: NMFS Formal Consultation and Right of Way Appraisal and Acquisition Services.


We have coordinated with our environmental subconsultant, ICF International, and our right of way subconsultant, Overland Pacific & Cutler Inc. to obtain the additional fee needed to conduct these services. The fee breakdown is as follows:

<u>Study</u>	<u>Subconsultant Fee</u>	<u>Nolte Fee</u>	<u>Total Fee</u>
1) Additional Project Management		\$4,768	\$ 4,768
2) NMFS Coordination	\$18,820	\$ 941	\$19,761
3) Right of Way Appraisal and Appraisal Services	\$87,045	\$4,352	<u>\$91,937</u>
			Total: \$115,926

A breakdown of Nolte's and our subconsultant fees for each service is attached. The overall fee for the two additional services is \$115,926.

Please call me should you have any question or need additional information concerning this addendum request.

Sincerely,
Nolte Associates, Inc.


Michael Pugh, PE,
Project Manager

Attachments

OFFICES NATIONWIDE

NMFS Formal Consultation Scope of Work
Crows Landing Road Bridge

Introduction

The following is an augment to the original scope of work (SOW) for the Crows Landing Road Bridge project for the period between October 2011 through June 2013.

Task 5.4 NMFS Formal Consultation Services

5.4.1 Additional Project Development Team Meetings/Project Management

ICF will attend meetings/conference calls with Nolte, County and/or Caltrans to complete the environmental clearance documents. This covers ongoing project meeting and management activities between October 2011 and June 2013 (21-22 months). This effort includes preparation of status update documentation (letter/schedule breakdown) that was prepared by ICF for the County to share with Caltrans District 10.

5.4.2 Additional Biological Resources Technical Studies

Biological Assessment/Formal Consultation

ICF will prepare additional information related to and part of the Biological Assessment (BA) to support *formal consultation* with the National Marine Fisheries Service (NMFS) in support of the BA approval and issuance of a Biological Opinion (BO).

5.4.3 CEQA/NEPA Compliance

Initial Study/Mitigated Negative Declaration

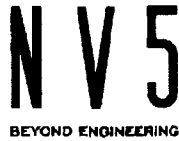
ICF will update the Initial Study/Mitigated Negative Declaration (IS/MND) to be consistent with the additional information provided in the BA/BO obtained by NMFS as part of the formal consultation process.

Estimated Cost

The cost to perform the tasks listed above is **\$18,820**.

Table 1. Cost Estimate for Project Extension and On-Going NMFS Consultation (Crows Landing Road Bridge Project)

Task	Consulting Staff			Subtotal	Labor Total	Direct Expenses	Total Price	
	Employee Name	Fukasawa C	Maniscalco D					Mitchell W
	Project Role	Project Manager	Fish Biologist					NMFS Consult
Labor Classification	Sr Consult II	Assoc Consult III	Tech Dir					
1. Project Management/Coordination	40	28	2	\$10,630	\$10,630			
2. Status Update Documentation (D10)	4	8		\$1,720	\$1,720			
3. Biological Resources/Environmental Report Documentation (NMFS and	18	24	2	\$6,250	\$6,250			
Total hours	60	60	4					
ICF E&P 2012 Billing Rates	\$160	\$135	\$725					
Subtotals	\$8,600	\$8,100	\$900	\$18,600	\$18,600			
Direct Expenses								
523.02 Reproductions						\$100		
529.00 Other Reimbursable Expenses						\$100		
Mark up on all non-labor costs and subcontractors: 10%						\$20		
Direct expense subtotal						\$220		
Total price							\$18,820	



April 15, 2013

Mr. David Leamon, PE
Senior Civil Engineer
Stanislaus County
Public Works Department
1716 Morgan Road
Modesto, CA 95358

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Mark up on all non-labor costs and subcontractors:	10%						\$20	
Direct expense subtotal							\$220	
Total price							\$18,820	

April 12, 2013

Michael Pugh, PE
Nolte Vertical Five
2495 Natomas Park Drive - Fourth Floor
Sacramento, CA 95833
P: 916.641.9174 | E: Michael.Pugh@nv5.com

RE: Proposal for Right of Way Services – Crows Landing Bridge Improvement Project

Dear Mr. Pugh:

On behalf of **Overland, Pacific & Cutler, Inc. (OPC)**, I would like to thank you for giving us the opportunity to submit this proposal to provide right of way consulting services to NV5 for the Crows Landing Bridge Improvements Project. It is our understanding that the Stanislaus County desires to utilize the services of a qualified consulting firm to provide acquisition and appraisal services as part of the **project's final design phase**. Based on the information provided to us, the following is our understanding of the scope of services being requested and the associated fees to acquire the necessary rights to secure Caltrans Right of Way Certification.

PROJECT UNDERSTANDING

Because of the federal funding component of the project, the right of way program will need to adhere to the *Caltrans Right of Way Manual*. As such, appraisal reviews and Caltrans Right of Way Certification will be required. According to preliminary title research and the right of way exhibits provided, (8) parcels require either temporary and/or permanent interests. Of these (8) parcels, (2) are full acquisitions and (6) require partial interests. Based on the design elements provided, it does not appear that any relocations will be result, however varieties of crops at parcels APN 049-003-011 (Carreia) and APN 057-001-011 (Medeiros) in addition to a what appears to be large milking structure that is part of a larger farm operation at APN 057-026-0770 (Vitoria). All three of these properties will likely warrant either severance damages to the remainder parcels and/or cost-to-sure measures. In addition to the improvements noted above, field research has shown that fencing, light landscaping and small tress are also in the proposed alignment and will need to be appraised and removed prior to the construction of the project's improvements.

OPC will perform all right of way functions including coordination with Caltrans Local District 10 Right of Way Management, securing and reviewing title reports, coordinating appraisal and appraisal review services, property owner negotiations, escrow and **title clearance activities** and assisting the County's legal counsel in the event of eminent domain proceedings. **The following is a list of all APN's impacted according to Nolte's July 2001 right of way impacts mapping provided** and a detailed list of the scope of services to be provided.

PARCEL IMPACTS TABLE				
No.	APN	Owner	Present Use	Interest Required
1	049-003-010	CORREIA CLADDETTE K	Ag Land (Vacant)	TCE, Partial Acq
2	049-003-011	CORREIA CLADDETTE K	Ag Land (Farmed)	TCE, Partial Acq
3	057-001-005	TURLOCK SPORTSMANS CLUB	Ag Land (Rural)	TCE, Partial Acq
4	057-001-006	TURLOCK SPORTSMANS CLUB	Ag Land (Rural)	TCE, Partial Acq
5	057-001-007	VITORIA GUIMAR	Ag Land (Rural)	Full Acquisition
6	057-001-008	VITORIA GUIMAR	Ag Land (Rural)	Full Acquisition
7	057-001-011	MEDEIROS JOSEPH & MARIA VANDA	Ag Land (Farm)	Partial Acquisition
8	057-026-007-000	VITORIA GUIMAR	Dairy Farm	Partial Acquisition

SCOPE OF SERVICES

The following is the scope of services required to secure the necessary rights for Caltrans Right of Way Certification:

Right of Way Project Management and Document Support

1. Preparation of a comprehensive project planning worksheet designed to ensure all project elements are considered and the work plan and client's policies are clearly understood.
2. Comprehensive initial project planning, including policy and budget analysis, and participation in informational meetings with the public and official representatives.
3. Track and manage all budgetary-related aspects of OPC's Scope of Work.
4. Assisting with the development of administrative policies, procedures, and forms necessary to carry out the initial program.
5. Ongoing general consultation and project coordination with the client, social service agencies, governmental entities, and project team members.
6. Representation of the client at public meetings, hearings, and litigation related matters.
7. Preparation of tracking reports that monitor the completion of project milestones of the various disciplines involved on the project.
8. Preparation and presentation of a monthly written status report based on the agreed-upon guidelines on information to be provided. Confer weekly with client verbally on general status, problem areas, and progress. Participate in up to (6) Project Development Team Meetings to report on acquisition progress.
9. Coordination with federal and state oversight agencies such as Caltrans, FHWA.
10. Subcontracting and managing all necessary disciplines needed for the project.

Title Investigation Services – Up to (8) Preliminary Title Reports

1. Secure vesting deeds, back up documents, property profile, and tax map for each property.
2. Secure preliminary title reports for each property which will remain valid for a minimum of 6 months or until there is an ownership change.
3. Share title information with right of way engineer, surveyor, and appraisers for their use.
4. Prepare list of title exceptions to be cleared; confirm manner of disposition is consistent with approved project plan.
5. Facilitate changes to preliminary title reports after the preparation of the legal descriptions, if necessary for partial acquisition projects.



Appraisal and Specialty Appraisal Services: (8) Appraisals, (8) Appraisal Reviews

1. OPC will mail a notification letter and acquisition policies brochure to the property owner requesting permission to conduct an on-site inspection of the property, advising them of their right to accompany the appraiser at the time of the inspection, and requesting information regarding the property appraised which could influence the appraised value.
2. Appraiser will review title information pertaining to respective ownerships and will review drawings and other pertinent information relative to the parcel.
3. Appraiser will inspect each property personally with the owner (if possible) and document the inspection with photographs for use in the report.
4. Appraiser will inventory all improvements affected by the proposed taking, including notes on their manner of disposition (i.e., pay-for and remove vs. move back).
5. If necessary, and not included in this scope of work, appraiser may retain a specialty appraisal as an additional service to establish the value for fixtures and equipment for non-residential full and part-take properties.
6. OPC will coordinate with Agency regarding the need for Dual Appraisals and timing and need of loss of business goodwill appraisals in preparation of owner/tenant negotiations or in the event of condemnation proceedings. Services fees for Dual Appraisals are not included in this proposal.
7. Appraiser will perform market research to support the selected appraisal methodologies and will document and confirm comparable sales information.
8. Appraiser will prepare a narrative appraisal report that conforms to the Uniform Standards of Professional Appraisal Practice (USPAP). The appraisal study and report are intended to serve as an acquisition appraisal and will be prepared in a summary format consistent with the specifications for narrative appraisal reports.
9. Upon completion of the fee appraisal, OPC will conduct a formal review by an independent appraiser in accordance with federal regulations and Caltrans procedures manual.
10. OPC will receive and analyze the completed appraisal reports accordingly.
11. OPC will determine need for, and reconcile of, if necessary, the real estate and fixtures and equipment conclusions.

Negotiate Right of Way Settlement/Prepare Acquisition Documents: (8) Fee Owners

1. Establish and maintain a complete and current record file of all ownerships in a form acceptable to the client.
2. Receive and analyze title information, approved appraisal reports, and legal descriptions in sufficient detail to negotiate with property owners and other parties.
3. Prepare all offer letters, summary statements, and lists of compensable items of fixtures and equipment, in accordance with state or federal regulations and approval of client.
4. Present written purchase offers to owners or their representatives in person, when possible. Secure receipt of delivery of offer as practical and present and secure tenant information statements, as applicable.
5. Follow-up and negotiate with each property owner, as necessary; prepare and submit recommended settlement justifications to client for review and approval; review any independent appraisal secured by property owner; and coordinate reimbursement of appraisal fees (up to \$5,000) with client. Ongoing negotiations and settlement discussions will continue for 8 weeks after the initial offer or until we reach settlement or impasse.
6. Prepare and assemble acquisition contracts, deeds, and related acquisition documents required for the acquisition of necessary property interests. Legal descriptions to accompany easements or to accompany partial acquisition deeds are not included in this Scope of Work.
7. Maintain a diary report of all contacts made with property owners or representatives and a summary of the status of negotiations indicating attitude of owners, problem areas, and other pertinent information. Copies of all applicable written correspondence will be maintained in files.
8. Prepare an impasse letter for any parcel where, after diligent attempts to settle by negotiation, it appears eminent domain will be needed or prudent to acquire the needed interest.
9. Transmit executed acquisition documents to client. Each transmittal package shall include a fully executed and properly notarized deed(s), fully executed acquisition contract with attachments,



and a brief settlement memorandum which summarizes the pertinent data relative to the transaction.

Title Clearance Services

1. Work in conjunction with escrow officer to facilitate the clearance of title matters as set forth in the settlement memorandum and escrow instructions.
2. Coordinate payment of taxes due and release of liens.
3. Secure full or partial reconveyance instruments from lien holders of record.
4. Coordinate lost instrument bonds as may be necessary.
5. Coordinate and facilitate recordation of corrective deeds to clear vesting issues.
6. Secure subordination agreements from conflicting easement holders, as needed.

Escrow Coordination

If by Negotiated Settlement: Assist the escrow/title company in the following:

1. Open escrow and coordinate execution of closing instructions providing for title insurance coverage at the settlement amount.
2. Provide escrow officer with fully executed acquisition contract and notarized deed.
3. Review settlement statement for accuracy.
4. Coordinate deposit of acquisition price and estimated closing costs with escrow.
5. After the closing, review the title insurance policy for accuracy.
6. Prepare and mail a letter to County Assessor requesting cancellation of taxes if appropriate.

Eminent Domain Assistance

If Settlement by Eminent Domain: Assist eminent domain counsel with the following:

1. Prepare a letter for the client signature to eminent domain counsel, requesting proceeding to condemnation.
2. Provide eminent domain counsel with available right of way maps and legal descriptions, preliminary title reports and title review documents, and information on how to contact each owner or interest holder.
3. Provide eminent domain counsel with a duplicate copy of the parcel file, together with a copy of the appraisal, offer to purchase, correspondence, acquisition contract, and deed as presented.
4. Convert preliminary title reports to litigation guarantees for eminent domain counsels' use. Title company fees (based off the value of the interest required) are additional.

Caltrans Right of Way Certification Oversight

1. Attend certification planning meeting with client's Right of Way Local Assistance Coordinator and project team.
2. Ensure appraisal maps/right of way maps and legal descriptions are all properly identified and prepared in conformance with approved right of way numbering system.
3. Ensure that all interests necessary for the project have been secured and all relocation activities have been performed in compliance with applicable law and regulations.
4. Prepare certification forms in coordination with engineer and client to include the compilation of all necessary back-up documents required including; deed, final order of condemnation, access easements, cooperative agreements, permits, right of entries, etc.
5. Attend and coordinate pre and post-audit submittal meetings.

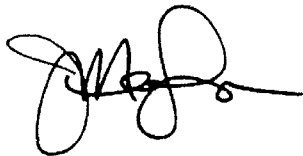


PROPOSED FEE SUMMARY		
Project Management and Project Team Support: Includes involvement of up to (6) Project Development Team meetings, weekly status updating, and management oversight of right of way program and sub consultants.	60 Hours @ \$130/Hour	\$7,800
Preliminary Title Reports / Investigation Services: Up to (8) Preliminary Title Reports (PTR's) will be provided and analyzed for all impacted properties on the project.	8 PTR's @ \$550/each	\$4,400
Right of Way Appraisal: Includes preparation of (8) narrative appraisal reports (comprising 8 APN's) in compliance with USPAP and the <i>Caltrans Right of Way Manual</i> .	(Fixed fee)	\$29,000
Formal Appraisal Review: Includes (8) appraisal reviews for each fee appraisal completed, independently reviewed by Caltrans, in compliance with FHWA and Caltrans guidelines.	(Fixed fee)	\$12,000
Property Owner Negotiations: Includes acquisition activities as described in the Scope of Work, including up to (8) property owner negotiations	243 Hours @ \$115/Hour	\$27,945
Escrow Coordination/Title Clearance: Includes preparation of escrow instructions, escrow agent coordination, and monetary encumbrance title clearance.	48 Hours @ \$75/Hour	\$3,600
Right of Way Certification: OPC will gather all relevant acquisition and relocation documents and package for Caltrans Certification.	20 Hours @ \$115/Hour	\$2,300
SERVICES FEES TOTAL:		\$87,045

We appreciate the opportunity to submit this proposal to provide these requested services. We look forward to working with you. If you have any questions or require additional information, please do not hesitate to contact our Regional Lead, Min Saysay, at (949) 307-7675.

Sincerely,

Overland, Pacific & Cutler, Inc.



Joey Mendoza, SR/WA
Principal/Vice President



**CROWS LANDING ROAD BRIDGE REPLACEMENT - STANISLAUS COUNTY
NMFS COORDINATION / RIGHT OF WAY APPRAISAL AND ACQUISITION FEE ESTIMATE**

APRIL 2013

TASK	TASK DESCRIPTION	Project Manager	Discipline Lead	Senior Engineer	Associate Engineer	Assistant Engineer	Junior Staff Engineer	Project Administrator	Note Labor	Reimbursable	Note Subconsultant Management Fee (5% Markup)	Note Total Fee	Subconsultants	Total Fee
		\$200	\$185	\$151	\$140	\$120	\$105	\$95	Fee					
Phase I - Preliminary Engineering NEPA/CEQA Documentation														
1	Project Management													
	1.1 Management and Review Meetings	20						1	\$4,765	\$0	\$0	\$4,765	\$0	\$4,765
	Subtotal - Task 1	20	0	0	0	0	0	0	\$4,765	\$0	\$0	\$4,765	\$0	\$4,765
5	Environmental Clearance Documents													
	5.4 NMFS Formal Consultation								\$0	\$0	\$941	\$941	\$18,820	\$19,761
	Subtotal - Task 5	0	0	0	0	0	0	0	\$0	\$0	\$941	\$941	\$18,820	\$19,761
Phase II - Final Design														
20	Right of Way Appraisal and Acquisition Services													
	20.1 Project Management and Project Team Support								\$0	\$0	\$390	\$390	\$7,800	\$8,190
	20.2 Preliminary Title Reports / Investigations Services								\$0	\$0	\$220	\$220	\$4,400	\$4,620
	20.3 Right of Way Appraisal								\$0	\$0	\$1,450	\$1,450	\$29,000	\$30,450
	20.4 Formal Appraisal Review								\$0	\$0	\$900	\$900	\$12,000	\$12,900
	20.5 Property Owner negotiations								\$0	\$0	\$1,397	\$1,397	\$27,945	\$29,342
	20.6 Escrow Coordination / Title Clearance								\$0	\$0	\$180	\$180	\$3,600	\$3,780
	20.7 Right of Way Certifications								\$0	\$0	\$115	\$115	\$2,300	\$2,415
	Subtotal - Task 20	0	0	0	0	0	0	0	\$0	\$0	\$4,282	\$4,282	\$87,045	\$91,287
	TOTALS	20	0	0	0	0	0	0	\$4,765	\$0	\$8,263	\$10,061	\$105,865	\$115,925