

Attachment
MRCA Item V(f)
August 5, 2009



Penfield & Smith

171 East Victoria Street
Santa Barbara, CA 93101

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Santa Barbara
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Civil Engineering

Land Surveying

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Structural Engineering

Water Resources
Engineering

GIS

June 30, 2009

W.O. 13638.10

Ms. Lisa Soghor
Mountains Recreation and Conservation Authority
570 W. Avenue 26, Suite 100
Los Angeles, CA 90065

Subject: **Surveying & Civil Engineering Proposal
Malibu Bluffs Preliminary Layout**

Dear Ms. Soghor:

We are pleased to present this proposal for civil engineering work relative to the Malibu Bluffs State Park for preliminary layout of camping sites and trail improvements. As a result of the recent Coastal Commission Hearing there is interest in providing additional access to the Bluffs including camping sites.

UNDERSTANDING OF PROJECT REQUIREMENTS

Based on APN maps, it is our understanding that the State has ownership of approximately 83 acres of what is known as Malibu Bluff's State Recreation Area. The property is operated by the Santa Monica Mountains Conservancy. A portion of the bluff is owned and operated by the City of Malibu which includes several ball fields, restrooms, picnic area, offices and a paved parking lot. It is our understanding that the paved parking lot has a joint use agreement between the City and State.

The Conservancy wants to explore the development of the bluff's recreation area with some accessible trails, camp sites, formalized emergency and maintenance access, host accommodations and restroom. The Conservancy is in the process of obtaining quality aerial orthophotography and topographic information for use in the preliminary layout of the improvements. Based on this, no field or office survey will be required and our layout will be based on the mapping provided.

Penfield & Smith will layout primary trail locations based upon the existing trail alignments. Minor grading of trails will be proposed to accommodate access to the accessible camp sites. Vehicular site access from Pacific Coast Highway will also be proposed which will serve to accommodate emergency and maintenance vehicles that need to access the site. The location of site access will consider deceleration and acceleration lanes as well as roadway drainage and possible utility connections. Assessor parcel information, if publically available in digital format, will be shown as well. It is our understanding that the plans will be used for exhibit purposes, discussions, and preliminary permit processing.

SCOPE OF SERVICES

Based on our knowledge of the area and our familiarity with these types of projects we proposed the following scope of services:

1. Coordinate and utilize topographic mapping provided by the Conservancy to prepare a basemap used for preliminary layout of vehicle access, trail improvements and camp site design.
2. Prepare 22"x34" plans at 100 scale, or smaller (showing greater detail), of the proposed trail improvements, access and camp sites. This is an iterative process and this proposal includes time to incorporate comments and revise the plans as the scope of the project develops until the budget is exhausted.
3. Prepare typical details, cross sections, plan sheet improvement notes, preliminary specifications, and an engineer's construction cost estimate for the proposed improvements.
4. Perform project management, coordination and quality control.

SERVICES NOT INCLUDED

The following services and all other services not specifically listed herein are excluded.

1. Reimbursable expenses, such as photocopies, FAX transmissions, postage, shipping/delivery, long distance phone calls, prints, maps/documents.
2. Governmental and public agency fees.
3. Title Company reports, services or fees.
4. Design or analysis of structures, traffic plans, or roadway striping plans.
5. Hydraulic or hydrologic analysis or report.
6. Final construction level plans.
7. Sub-surface utility detection, utility research, investigation or potholing.
8. Services by consultants other than Penfield & Smith.
9. Geotechnical or geologic investigation or services. Determination of roadway bearing capacity or "R-Value". Pavement thickness or roadway structural section. Pavement structural section design.
10. Storm Water Pollution Prevention Plan or water-shed analysis.
11. Environmental work including permits, processing, documents, specifications or plans.
12. Legal descriptions, map recordation, boundary survey, easements, slope analysis and area calculations. Setting boundary or right-of-way monuments and preparing and filing Corner Records or maps of any kind.



13. Construction staking, construction administration and construction engineering or construction services.
14. No services past the preparation of conceptual plans for the Conservancy are proposed at this time. A separate proposal may be prepared for a final design.

PROPOSED FEE AND METHOD OF PAYMENT

Our proposed services will be performed on a time and materials basis and shall be billed monthly at the rates then in effect. Charges for "time" include professional, technical and clerical support services provided by Penfield & Smith. "Materials" include all reimbursable expenses, such as photocopies, FAX transmissions, postage, shipping/delivery, mileage, plots, prints, maps/documents and outside consultant fees. Payment is due on receipt of statements (net 30 days). Unpaid account balances are subject to a finance charge. Based on our understanding of your requirements and our experience with similar projects, we estimate that the fee, not including reimbursable expenses, required for our services will be \$ 24,500.00.

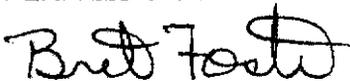
We have estimated the cost of our services based on our understanding at this time of the scope and complexity of the work. However, please note that our services will be performed on a time and materials basis, and it is possible that our actual charges could exceed the amount we have estimated. During the performance of our services, the need for additional or expanded services may be determined. We will make every reasonable effort to keep you informed of our progress and costs incurred.

AUTHORIZATION

Should you have any questions, please feel free to contact me on my direct line at (805) 963-9538, extension 108. If this proposal is agreeable with you please provide an amendment to the existing contract. Thank you for allowing us to assist you on this important project.

Very truly yours,

PENFIELD & SMITH



Bret Foster, P.E.
Project Engineer
RCE 48,267
Expires 6/30/10





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GIS

June 24, 2009

W.O. 13638.09

Ms. Lisa Soghor
Mountains Recreation and Conservation Authority
570 W. Avenue 26, Suite 100
Los Angeles, CA 90065

**Subject: Surveying & Civil Engineering Proposal
Ramirez Canyon Road Widening**

Dear Ms. Soghor:

We are pleased to present this proposal for survey and civil engineering work relative to Ramirez Canyon Road. As a result of the recent Coastal Commission Hearing there is interest in providing a minimum access width of 20-feet along Delaplane and Ramirez Canyon Roads.

UNDERSTANDING OF PROJECT REQUIREMENTS

It is our understanding that there is an existing 40-foot wide road easement for the length of Delaplane and Ramirez Canyon roadways. We also understand that there are numerous encroachments into this 40-foot easement and in some places the drivable width may be less than 13-feet.

The first part of the project is to survey the roadway to define the location and the width of the existing paved road. Items that encroach into the roadway and reduce the width to less than 20-feet will be identified as part of the survey. The field survey will also make a limited effort to locate existing property monumentation within the paved roadway. This field survey information will be used to prepare a basemap that will be used for preliminary road alignment layout and design. The preliminary road design will be used to determine locations where the road is constrained and further investigation is required. Another field survey will be performed at these constraint locations to provide additional topographic information and design alternatives will be developed so as to provide the desired roadway width. Finally, an exhibit will be prepared showing the existing road along with a list of proposed improvements necessary to provide a minimum 20-foot access width. It is estimated that the roadways to be surveyed are approximately one mile in length.

Penfield & Smith is aware of the sensitive nature of this project. Our field crews will be instructed to not answer inquires regarding the nature of their survey and will remain within easement or public rights-of-way at much as possible. Although it is not required we would request that the client consider providing advanced

notification to the affected property owners of the field survey work. State law allows licensed surveyors to access boundary lines and markers without being held liable for trespass. Please understand, however, that this protection does not necessarily grant the privilege to enter private property for topographic mapping or engineering purposes.

SCOPE OF SERVICES

Based on our knowledge of the area and our familiarity with the overall project we proposed the following scope of services:

SURVEY

1. Design and perform control network survey for the purpose of establishing horizontal and vertical positions along the project corridor. The network survey shall be performed using a combination of GPS and conventional survey methods, as appropriate. The project will be based on the NAD 83 (CCS83) Zone 5, (State Plane Coordinates) horizontal datum and NAVD 88 vertical datum by ties to Continuously Operating Reference Stations (CORS) operated by the California Spatial Reference center or from National Geodetic Survey (NGS) maintained benchmarks within close proximity to the project site.
2. Research of pertinent recorded maps sufficient to compile the right-of-way lines from a "best fit" combination of said maps only.
Please note: Any additional right-of-way grants or easements that are not readily depicted upon recorded maps along the project corridor may not be disclosed without obtaining title reports from the adjoining landowners. This proposal does not include title research or Title Company fees to obtain reports. Resolving right-of-way problems, such as conflicting descriptions and mis-closures, are beyond the scope of this proposal.
3. Perform field survey to search for and recover sufficient centerline or boundary monuments that exist within the project corridor. These monuments will be utilized to orient the compiled right-of-way to the lines "on the ground". This proposal does not include an establishment of said right-of-way or any title interest and will not include the preparation or recording of any maps.
4. Perform initial (phase 1) ground based field survey to locate the existing traveled road portion of Delaplaine Road near Highway 1 to Ramirez Canyon Road, and Ramirez Canyon Road from the intersection with Delaplaine to the northerly roadway terminus at the southerly Conservancy boundary. We will include road pavement, driveway aprons, and visible constraints affecting the proposed 20-ft roadway. The constraints may include things such as, entrance gates, large specimen trees, boulders or cliff face, top of slope, culverts and headwalls, utility poles, surface utilities, manholes, meters, and traffic accessories that lie within close proximity to the existing travel way and that may pose a design obstacle.
5. Perform second (phase 2) ground based field survey to detail the few specific areas, identified by P&S and the Conservancy, and that may require additional information to determine the design needs of the proposed widening.



6. Download and compute ground survey and right-of-way data. The survey information will be incorporated into an AutoCAD drawing file at a scale suitable for analysis and design by P&S. Each surveyed feature will be clearly labeled as identified in the field by symbol legend or note as required for clarity.
7. Deliverables: Two (2) hardcopy plots of the topographic mapping, signed and sealed by a California Licensed Land Surveyor, a CD containing the AutoCAD files, digital photos taken during the field survey, PDF copies of boundary and right-of-way maps obtained, and a copy of the topographic map in PDF format.

ENGINEERING

1. Coordinate and utilize topographic mapping provided by the field survey to prepare a basemap used for conceptual design of the widening.
2. Perform field investigation of potential roadway constraints that were identified by the field survey.
3. Prepare 22"x34" plans at 20 scale of the proposed centerline alignment of the existing roadway. The alignment will be based on a "best fit" of the existing paved width and the accessible way and not necessarily the centerline of the existing 40-foot easement.
4. Prepare typical details, cross sections, plan sheet improvement notes, preliminary specifications, and an engineer's construction cost estimate for the proposed improvements.
5. Perform project management, coordination and quality control.

SERVICES NOT INCLUDED

The following services and all other services not specifically listed herein are excluded.

1. Reimbursable expenses, such as photocopies, FAX transmissions, postage, shipping/delivery, long distance phone calls, prints, maps/documents.
2. Governmental and public agency fees.
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8. Services by consultants other than Penfield & Smith.
9. Geotechnical or geologic investigation or services. Determination of roadway bearing capacity or "R-Value". Pavement thickness or roadway structural section. Pavement structural section design.



10. Storm Water Pollution Prevention Plan or water-shed analysis.
11. Environmental work including permits, processing, documents, specifications or plans.
12. Legal descriptions, map recordation, boundary survey, easements, slope analysis and area calculations. Setting boundary or right-of-way monuments and preparing and filing Corner Records or maps of any kind.
13. Construction staking, construction administration and construction engineering or construction services.
14. No services past the preparation of conceptual plans for the Conservancy are proposed at this time. A separate proposal may be prepared based on requested/required modifications after the first submittal.

PROPOSED FEE AND METHOD OF PAYMENT

Our proposed services will be performed on a time and materials basis and shall be billed monthly at the rates then in effect. Charges for "time" include professional, technical and clerical support services provided by Penfield & Smith. "Materials" include all reimbursable expenses, such as photocopies, FAX transmissions, postage, shipping/delivery, mileage, plots, prints, maps/documents and outside consultant fees.

Payment is due on receipt of statements (net 30 days). Unpaid account balances are subject to a finance charge which will be the lesser of one and one-half percent (1½%) per month or a monthly charge not to exceed the maximum legal rate. This fee shall be applied to any unpaid balance commencing thirty days after the original billing. If an account is unpaid and would be subject to a finance charge.

Based on our understanding of your requirements and our experience with similar projects, we estimate that the fee, not including reimbursable expenses, required for our services will be as follows:

| | |
|----------------------------|------------------|
| Field & Office Survey Work | \$ 36,400 |
| Roadway Engineering | <u>\$ 33,250</u> |
| Total | \$ 69,650 |

We have estimated the cost of our services based on our understanding at this time of the scope and complexity of the work. However, please note that our services will be performed on a time and materials basis, and it is possible that our actual charges could exceed the amount we have estimated. During the performance of our services, the need for additional or expanded services may be determined. We will make every reasonable effort to keep you informed of our progress and costs incurred.

AUTHORIZATION

Should you have any questions, please feel free to contact me on my direct line at (805) 963-9538, extension 108. If this proposal is agreeable with you please provide an amendment to the existing

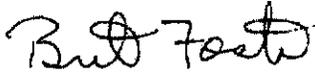


Ramirez Canyon Road Widening
June 24, 2009
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contract. Thank you for allowing us to assist you on this important project.

Very truly yours,

PENFIELD & SMITH



Bret Foster, P.E.
Project Engineer
RCE 48,267
Expires 6/30/08

