

LAMPHIER-GREGORY

MEMO

TO: Devan Reiff
City of Oakland, Planning and Zoning Division, Strategic Planning
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

FROM: Scott Gregory, Lamphier-Gregory

SUBJECT: **Progress Report for the Coliseum Area Specific Plan and EIR Project**

DATE: July 23, 2012

The following progress report describes work performed by Lamphier-Gregory and our team of associated subconsultants for Phase 1A of the Coliseum Area Specific Plan and EIR Project. This report corresponds to Invoice #3-1201-9223, addressing the billing period from 5/26/2012 through 6/22/2012. The Scope of Work represents an initial phase of work intended to support the ENA Team, with a focus on immediate concerns related to infrastructure needs and costs, transportation needs and costs and economic/market assessment. Other ENA Team support efforts and the continuation of work products into the preparation of a Specific Plan and associated EIR are subject to a separate agreement with a separate and additional scope of work.

SCOPE OF WORK

Task 1: Project Initiation and Existing Information

During this period, Lamphier-Gregory worked with the City to finalize the overall Scope of Services for the Specific Plan and the EIR, and to identify an appropriate Phase A1 effort that would provide critical input to the ENA team as they develop the overall project description, but that can work within the current budget restrictions of the City. Lamphier-Gregory developed a detailed work process and schedule to be used for the management of all task and deliverables. We also have attended numerous meetings with City staff, the ENA team and others to initiate the project and confirm work schedules and products.

Lamphier-Gregory and our team have assembled relevant existing documents, background research, existing regulations and City economic development objectives.

Task 2: Existing Conditions, Opportunities & Constraints Analysis

Fehr & Peers

During this period, Fehr & Peers has attended various meetings with team members, developed a project trip generation model, developed a shared parking model for the Project, developed preliminary cost estimates for a streetcar infrastructure improvement to serve new development, and has begun estimating preliminary transportation infrastructure costs.

Conley Consulting Group

During this period, CCG has initiated their market assessment and analysis by conducting site tours, holding informational interviews and conducting additional research on hotels and comparable residential development projects in the market area.

BKF Engineers

During this period, BKF has initiated civil engineering services related to existing infrastructure in the area. BKF has conducted field surveys and used City-provided information to identify existing utility capacities and to begin documentation of surrounding infrastructure that may be affected by new development.

BUDGET STATUS

The following spreadsheet provides a budget summary for this project as of June 22, 2012.

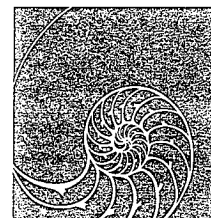
	Budget	Invoice	Prior Bills	To Date	Remaining	% Compl
Lamphier-Gregory	\$29,100.00	\$12,100.00	\$0.00	\$12,100.00	\$17,000.00	42%
Fehr & Peers	\$33,090.00	\$20,542.76	\$0.00	\$20,542.76	\$12,547.24	62%
Conley Consulting	\$46,330.00	\$5,270.00	\$0.00	\$5,270.00	\$41,060.00	11%
HEG	\$51,260.00		\$0.00	\$0.00	\$51,260.00	0%
Wildan	\$7,000.00		\$0.00	\$0.00	\$7,000.00	0%
Douglas Wright	\$10,000.00		\$0.00	\$0.00	\$10,000.00	0%
HDR, Inc.	\$21,400.00		\$0.00	\$0.00	\$21,400.00	0%
BKF Engineers	\$42,500.00	\$2,610.97	\$0.00	\$2,610.97	\$39,889.03	6%
Envirocom	\$7,500.00		\$0.00	\$0.00	\$7,500.00	0%
Total	\$248,180.00	\$40,523.73	\$0.00	\$40,523.73	\$207,656.27	16%

City of Oakland
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

July 23, 2012
Invoice No: 9223
Project No: 3-1201

Attn: Devan Reiff, Planner II

Re: Oakland Coliseum



For professional services rendered for the period May 26, 2012 to June 22, 2012

Fee Charges

<u>Description</u>	<u>Title</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Gregory	Principal	205.00	52.00	\$10,660.00
Taylor, Nathaniel	Senior Planner	160.00	9.00	\$1,440.00
Total Fee Charges				\$12,100.00

Consultant Expenses

BKF Engineering	2,610.97
Conley Consulting Group	5,270.00
Fehr & Peers	20,542.76

Total Consultant Expenses	\$28,423.73
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Total Current Billing	\$40,523.73
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ENGINEERS / SURVEYORS / PLANNERS

Nathaniel Taylor
Lamphier-Gregory
1944 Embarcadero
Oakland, CA 94606

June 21, 2012
No: 20115178-10
Invoice No: 12060153

Project Manager Brock Roby

Project 20115178-10 Oakland Coliseum Area SP & EIR

Provide civil engineering services.

Reimbursables of \$2500 outside the below fee

Professional Services from April 16, 2012 to May 20, 2012

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Existing Conditions	5,000.00	52.15	2,607.50	0.00	2,607.50
Utility Infrastructure	19,500.00	0.00	0.00	0.00	0.00
Preliminary Alternatives	18,000.00	0.00	0.00	0.00	0.00
Draft Specific Plan	57,200.00	0.00	0.00	0.00	0.00
Draft EIR	4,500.00	0.00	0.00	0.00	0.00
Final Specific Plan	14,300.00	0.00	0.00	0.00	0.00
Final EIR	1,500.00	0.00	0.00	0.00	0.00
Total Fee	120,000.00		2,607.50	0.00	2,607.50

Reimbursable Expenses

* Parking and tolls

3.47

Total Reimbursables

3.47

3.47

Total this Invoice

\$2,610.97

Billings to Date

	Current	Prior	Total
Fixed fee	2,607.50	0.00	2,607.50
Reimbursables	3.47	0.00	3.47
Totals	2,610.97	0.00	2,610.97

PAYABLES

PROJECT NAME Coliseum-Oakland
PROJECT NUMBER 3-1201
APPROVED BY [Signature]
AMOUNT APPROVED 2,610.97
DATE 6/28/2012

Detailed Expense Report

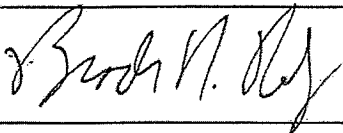
Friday, May 18, 2012

6:10:19 PM

BKF Engineers

Employee ROBY Roby, Brock

Signed



Approved

Submitted

Organization 36

Expense Report: 2012-05

Report Date: 5/18/2012

Date	Category	Description	Project	Phase	Sub phase	Bill	Account	Amount
12/19/2011	0 Mileage	CHS meeting at QKA	20117092-10	RE		<input checked="" type="checkbox"/>	54053	88.80
Business Reason: Design team meeting at QKA for CHS Student Union			Cupertino High School Student Union		Travel From/To: From PL to Santa Rosa - RT			
			Travel: 160.00 mi @ 0.555					
12/19/2011	1 Parking, Toll, BART	CHS meeting at QKA	20117092-10	RE		<input checked="" type="checkbox"/>	54057	2.25
Business Reason: Design team meeting at QKA			Cupertino High School Student Union					
12/19/2011	1 Parking, Toll, BART	Bridge toll	20117092-10	RE		<input checked="" type="checkbox"/>	54057	5.00
Business Reason: Design team meeting at QKA			Cupertino High School Student Union					
1/4/2012	0 Mileage	CHS meeting at FUHSD and Fire	20117092-10	RE		<input checked="" type="checkbox"/>	54053	37.74
Business Reason: Meeting with FUHSD and Santa Clara Fire for CHS			Cupertino High School Student Union		Travel From/To: From PL to Santa Clara - RT			
			Travel: 68.00 mi @ 0.555					
3/27/2012	1 Parking, Toll, BART	BART to Bisnow event	FOH	20		<input type="checkbox"/>	75053	9.50
Business Reason: Business development			Firmwide Overhead					
4/26/2012	1 Parking, Toll, BART	BART to meeting	20115178-10	RE		<input checked="" type="checkbox"/>	54057	3.15
Business Reason: Meeting at JRDV office			Oakland Coliseum Area SP & EIR					
					+10% 3.47			
5/9/2012	1 Parking, Toll, BART	BART to meeting	20115202-10	RE		<input checked="" type="checkbox"/>	54057	9.50
Business Reason: Team meeting at Tishman Speyer office in SF			390 Main - BAH					
5/14/2012	0 Mileage	CHS meeting at QKA	20117092-10	RE		<input checked="" type="checkbox"/>	54053	88.80
Business Reason: Value engineering meeting for INC 1			Cupertino High School Student Union		Travel From/To: From PL to Santa Rosa - RT			
			Travel: 160.00 mi @ 0.555					



Conley Consulting Group

phone : 510.625.1448
fax : 510.625.1151

Bill To:

Scott Gregory
Lamphier-Gregory
1944 Embarcadero
Oakland, CA 94606

Invoice

Job# 10177
Invoice# 10177.001
Date 9-Jul-2012

Remit To:

Conley Consulting Group
1624 Franklin Street, Ste 1102
Oakland, CA 94612

Assignment: Coliseum Area Specific Plan/EIR

Services Performed: Initiate market assessment. Conduct site tours/informational interviews on several hotels and comparable residential developments.

Tasks Performed:	Task#	Description	%	
			Complete	
	1.1	Project Initiation	100%	
	1.2	Population and Demographic Context	20%	
	1.3	Market Assessment	5%	
	1.5	Participate in Team Charrettes	0%	
	1.6	Infrastructure Implementation Financing Plan Elements	0%	

Time Extensions Detail

For services through June 30, 2012

Staff	Hours	Rate		Fee
Principal	14.00	\$235	\$	3,290.00
Senior Associate	7.00	\$180	\$	1,260.00
Associate	0.00	\$150	\$	-
Analyst	6.00	\$120	\$	720.00
Total	27.00		\$	5,270.00

Total This Invoice \$ 5,270.00

Denise E. Conley

Denise E. Conley
Principal

TERMS: DUE AND PAYABLE WITHIN 30 DAYS

NOTE: Retainer fee, per contract, is credited against final invoice.

PAYABLES

PROJECT NAME Oakland Coliseum
PROJECT NUMBER 3-1201
APPROVED BY SS
AMOUNT APPROVED 5,270 -
DATE 7/12/2012

FEHR & PEERS

May 18, 2012

Scott Gregory
Lamphier-Gregory
1944 Embarcadero
Oakland, CA 94606

RE: *Coliseum City Specific Plan and EIR*

Dear Mr. Gregory:

Enclosed is invoice number 81101 for \$14,791.38 dated 5/16/2012 for costs incurred from 3/31/2012 through 4/27/2012 for the above referenced project.

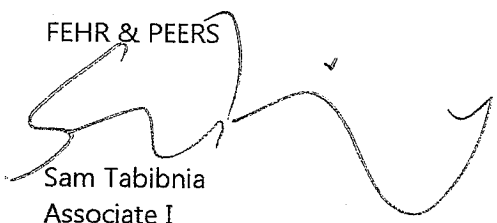
Tasks completed this period include the following:

- Attendance at various meetings with team members
- Developed project trip generation model
- Developed project shared parking model
- Developed preliminary estimates for streetcar project

We appreciate the opportunity to assist you on this project. Please call me if you have any questions.

Sincerely,

FEHR & PEERS



Sam Tabibnia
Associate I

WC12-2923.00

DUE AND PAYABLE UPON RECEIPT

FEHR & PEERS

100 Pringle Avenue, Suite 600 Walnut Creek, CA 94596 (925) 930-7100 Fax (925) 933-8007
Fed. ID 68-0065540

Scott Gregory
Lamphier-Gregory
1944 Embarcadero
Oakland, CA 94606

May 16, 2012
Project No: WC12-2923.00
Invoice No: 81101
Project Manager Sam Tabibnia

Project WC12-2923.00 Coliseum City Specific Plan and EIR

Professional Services for the Period: March 31, 2012 to April 27, 2012

Professional Personnel

	Hours	Rate	Amount
Principal II			
Mitchell, Chris	2.00	215.00	430.00
Principal III			
Rees, Robert	6.00	280.00	1,680.00
Associate I			
Tabibnia, Sam	40.50	180.00	7,290.00
Engineer/Planner III			
Watten, Mackenzie	5.00	120.00	600.00
Engineer/Planner II			
Foletta, Nicole	16.00	120.00	1,920.00
Engineer Planner I			
Nielson, Carrie	20.00	105.00	2,100.00
Administrative Assistant III			
Schaefer, Judy	1.50	105.00	157.50
Totals	91.00		14,177.50
Total Labor			14,177.50

Reimbursable Expenses

Project Communications and Reproduction	613.88
Total Reimbursables	613.88

Total Current Invoice Amount

\$14,791.38

PAYABLES
PROJECT NAME OAKLAND - COLISEUM
PROJECT NUMBER 3-1201
APPROVED BY SG
AMOUNT APPROVED 14,791.38
DATE 6/25/2012

DUE AND PAYABLE UPON RECEIPT

FEHR & PEERS

June 13, 2012

Scott Gregory
Lamphier-Gregory
1944 Embarcadero
Oakland, CA 94606

RE: *Coliseum City Specific Plan and EIR*

Dear Mr. Gregory:

Enclosed is invoice number 81658 for \$5,751.38 dated 6/13/2012 for costs incurred from 4/28/2012 through 5/25/2012 for the above referenced project.

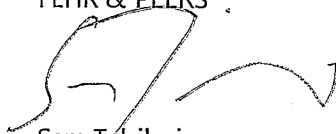
Tasks completed this period include the following:

- Attendance at various meetings with team members
- Developed project shared parking model
- Assisted in estimating preliminary transportation infrastructure costs

We appreciate the opportunity to assist you on this project. Please call me if you have any questions.

Sincerely,

FEHR & PEERS



Sam Tabibnia
Associate I

WC12-2923.00

DUE AND PAYABLE UPON RECEIPT

FEHR & PEERS

100 Pringle Avenue, Suite 600 Walnut Creek, CA 94596 (925) 930-7100 Fax (925) 933-8007
Fed. ID 68-0065540

Scott Gregory
Lamphier-Gregory
1944 Embarcadero
Oakland, CA 94606

June 13, 2012
Project No: WC12-2923.00
Invoice No: 81658
Project Manager Sam Tabibnia

Project WC12-2923.00 Coliseum City Specific Plan and EIR

Professional Services for the Period: April 28, 2012 to May 25, 2012

Professional Personnel

	Hours	Rate	Amount
Principal III			
Rees, Robert	6.00	280.00	1,680.00
Associate I			
Tabibnia, Sam	8.50	180.00	1,530.00
Engineer/Planner III			
Watten, Mackenzie	14.00	120.00	1,680.00
Engineer Planner I			
Nielson, Carrie	2.50	105.00	262.50
Administrative Assistant IV			
Angeles, Lorna	2.00	105.00	210.00
Administrative Assistant IV			
Saroyan, Sona	1.00	115.00	115.00
Totals	34.00		5,477.50
Total Labor			5,477.50

Reimbursable Expenses

Project Communications and Reproduction	273.88
Total Reimbursables	273.88

Total Current Invoice Amount **\$5,751.38**

Outstanding Invoices

Invoice Number	Invoice Date	Balance
81101	5/16/2012	14,791.38
Total		14,791.38

Total Now Due \$20,542.76

PAYABLES
PROJECT NAME Coliseum - Oakland
PROJECT NUMBER 3-1201
APPROVED BY SS
AMOUNT APPROVED 5,751.38
DATE 6/28/12

DUE AND PAYABLE UPON RECEIPT