

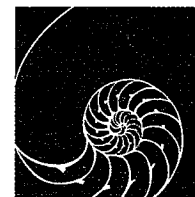
# L A M P H I E R - G R E G O R Y

OK to pay -  
Devan Reiff  
4/14/14

URBAN PLANNING  
ENVIRONMENTAL  
ANALYSIS

**City of Oakland**  
Planning & Zoning Division  
250 Frank H. Ogawa Plaza  
Suite 3315  
Oakland, CA 94612

April 01, 2014  
Invoice No. 9688  
Project No. 3-1201



Attn: Devan Reiff, Planner II

Re: Oakland Coliseum

For professional services rendered through February 28, 2014

## Fee Charges

Description	Title	Rate	Hours	Amount
Ford, Chris	Senior Planner	170.00	131.25	\$22,312.50
Gregory, Scott K	President	205.00	54.00	\$11,070.00
Noyola, Noe H.	Associate Planner	145.00	45.00	\$6,525.00
<b>Total Fee Charges</b>				<b>\$39,907.50</b>

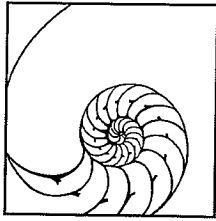
## Consultant Expenses

BKF Engineering	\$17,160.00
Douglas Wright Consulting	\$3,000.00
Fehr & Peers	(\$987.00)
Garcia and Associates	(\$741.47)
Hausrath Economic Group	\$10,555.00
Rosen Goldberg Der & Lewitz, Inc.	\$2,900.00
SWA Group	\$29,612.00
<b>Total Consultant Expenses</b>	<b>\$61,498.53</b>

## Reimbursable Expenses

Parking	\$53.68
Printing	\$298.42
Travel	\$19.70
<b>Total Reimbursable Expenses</b>	<b>\$371.80</b>

**Total Current Billing** **\$101,777.83**



# LAMPHIER-GREGORY

MEMO

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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: April 1, 2014

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The following progress report describes work performed by Lamphier-Gregory and our team of associated subconsultants for the Coliseum Area Specific Plan and EIR Project. This report corresponds to Invoice #31201-9688, addressing the billing period from 1/31/13 through 02/28/14.

## SCOPE OF WORK

### Task 1: On-Going Coordination

During this period, Lamphier-Gregory attended regular Thursday afternoon meetings with the ENA team and City staff to confirm work schedules and products, and coordinated the efforts of other members of our team. We also worked with City staff to finalize contract amendments reflecting the increased transportation efforts, the more streamlined specific plan approach, and other project management issues.

### Task 3: Draft Specific Plan

During this period, the majority of work related to the Draft Specific Plan focused on preparation of Admin Draft Plan #2, and responding to City comments in preparation of Admin Draft #3. Key issues to be resolved include obtaining graphics from the ENA team that are acceptable to the City for use in the Specific plan document.

#### BKF Engineers

BKF participated in several conference calls to review and finalize the creeks and utilities plans for the site, and developed preliminary feasibility studies for creek realignment options. They also coordinated with ACFC&WCD regarding the creek realignments and need to preserve flood control functions. They assisted with revisions to the Draft Plan and associated graphics.

#### SWA

During this billing period, SWA Group worked on production of Admin Draft Plan #2, including preparation of an InDesign and fully illustrated document. Admin Draft Plan #2 was provided to City staff as a graphics package on 1/30, with the MSWord version closely following. They also coordinated with City staff regarding the definition of the General Plan land use diagrams and zoning approach, and coordinated with the EIR team and the ENA team on document text and

graphics. Following submittal of Admin Draft #2, SWA began preparing revisions based on City comments and preparing diagrams for the Urban Design chapter. SWA also participated in City/ENA/ Specific Plan team meetings on 1/30.

#### Hausrath Economics

During this period, HEG's efforts focused on preparing forecasts for future events, attendance and employment for the Coliseum District's sports facilities in coordination with AMP form the ENA team.

#### Wright Consulting

Wright Consulting prepared materials and attended meetings at JRDV with team members and representatives of the investment group, as well as a series of planning sessions with BART staff and consultants focused on the proposed Coliseum BART station and related transit hub concepts and the streetcar. Wright also met with BART GM and Deputy GM on these matters, and performed tasks as requested by the ENA team on funding of transit facilities such as FY 2014 transit capital funding resources.

#### **Tasks 4: Draft EIR**

During this billing period, most of Lamphier-Gregory's efforts were spent toward preparation of Admin Draft EIR #2, which was submitted to City staff for review and comment on 2/14.

#### BKF Engineers

BKF assisted with revisions and changes to the Infrastructure and Hydrology chapters of the EIR with updated and revised text, as well as new graphics.

#### Hausrath Economics

HEG reviewed, edited and expanded upon the Population, Employment and Housing chapter of the EIR in response to City comments, and incorporated newly prepared data regarding sporting events (see Plan scope of work). HEG also prepared the Growth Inducing section of the EIR, submitted for inclusion in Admin Draft #2. HEG also continued on-going coordination with the EIR team.

#### RGDL

During this period, RGDL assisted Lamphier-Gregory in responding to City staff comments on the Noise chapter of Admin Draft EIR #1.

### **BUDGET STATUS**

The following spreadsheet provides a budget summary for this project as of January 31, 2014.

Included within this spreadsheet are two relatively minor budget adjustments, indicated as negative numbers, which reflect a reimbursement to the City of costs for both Fehr & Peers (\$987) which had been billed to this project accidentally, and for Garcia (approximately \$741) which had been billed twice. Based on our bookkeeping records, we discovered these errors and are simply correcting the current balances for these subconsultants.

	Budget	Invoice	Prior Bills	To Date	Remaining	% Compl.
<b>Costs by Consultant:</b>						
Lamphier-Gregory						
Total	383,500.00	39,907.50	246,236.16	286,143.66	97,356.34	75%
Fehr & Peers						
Total	433,280.00	(987.00)	370,969.85	369,982.85	63,297.15	85%
SWA Group						
Total	148,060.00	29,612.00	72,549.40	102,161.40	45,898.60	69%
Conley Consulting						
Total	74,035.00	-	52,337.50	52,337.50	21,697.50	71%
Hausrath						
Total	129,240.00	10,555.00	107,270.00	117,825.00	11,415.00	91%
Wildan						
Total	34,000.00	-	19,058.00	19,058.00	14,942.00	56%
Douglas Wright						
Total	45,125.00	3,000.00	34,500.00	37,500.00	7,625.00	83%
Kittleson Assoc						
Total	25,900.00	-	2,760.00	2,760.00	23,140.00	11%
HDR, Inc.						
Total	43,000.00	-	43,000.47	43,000.47	(0.47)	100%
BKF Engineers						
Total	120,000.00	17,160.00	76,800.80	93,960.80	26,039.20	78%
SLR (formerly SES Eng.)						
Total	80,000.00	-	62,695.25	62,695.25	17,304.75	78%
Environ, Inc.						
Total	71,600.00	-	52,120.50	52,120.50	19,479.50	73%
RGDL						
Total	36,000.00	2,900.00	27,082.50	29,982.50	6,017.50	83%
Garcia Assoc.						
Total	73,600.00	(741.47)	64,204.11	63,462.64	10,137.36	86%
Envirocom						
Total	-	-	255.00	255.00	(255.00)	
Printing Expenses						
Total	26,200.00	371.80	1,192.43	1,564.23	24,635.77	6%
<b>Grand Total:</b>	<b>1,723,540.00</b>	<b>101,777.83</b>	<b>1,233,031.97</b>	<b>1,334,809.80</b>	<b>388,730.20</b>	<b>77%</b>
<b>Cost by Phase</b>						
Project Management	103,500.00	10,000.00	63,500.00	73,500.00	30,000.00	71%
ENA Support	314,520.00	-	308,376.57	308,376.57	6,143.43	98%
Draft Specific Plan	461,512.00	56,417.50	330,592.12	387,009.62	74,502.38	84%
Draft EIR	619,990.00	34,988.53	524,370.38	559,358.91	60,631.09	90%
Final Specific Plan	123,998.00	-	5,000.47	5,000.47	118,997.53	4%
Final EIR	73,820.00	-	-	-	73,820.00	0%
Printing	26,200.00	371.80	1,192.43	1,564.23	24,635.77	
<b>Grand Total:</b>	<b>1,723,540.00</b>	<b>101,777.83</b>	<b>1,233,031.97</b>	<b>1,334,809.80</b>	<b>388,730.20</b>	<b>77%</b>



ENGINEERS / SURVEYORS / PLANNERS

Nathaniel Taylor  
Lamphier-Gregory  
1944 Embarcadero  
Oakland, CA 94606

February 19, 2014  
No: 20115178-10  
Invoice No: 14030000

Project Manager Brock Roby

Project 20115178-10 Oakland Coliseum Area SP & EIR

Provide civil engineering services.

\*\*Reimbursables included in below fee - RE's of \$348.67 shown under previously billed in the billings to date section have been moved to the prior billing fee column\*\*

\*\*Desc. of services required on each invoice\*\*

- Phone conference call to review creek and utility plans
- Creek realignment feasibility
- Coordination with ACFC & WCD
- Revisions to Draft Specific Plan
- Revisions to Draft EIR
- Preparation of exhibits/figures for submittal of Draft Specific Plan and Draft EIR

Professional Services from December 23, 2013 to February 16, 2014

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Existing Conditions	5,000.00	100.00	5,000.00	5,000.00	0.00
Utility Infrastructure	19,500.00	100.00	19,500.00	19,500.00	0.00
Preliminary Alternatives	18,000.00	100.00	18,000.00	18,000.00	0.00
Draft Specific Plan	57,200.00	82.10	46,961.20	29,801.20	17,160.00
Draft EIR	4,500.00	100.00	4,500.00	4,500.00	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		93,961.20	76,801.20	17,160.00

17,160.00

Total this Invoice

\$17,160.00

Outstanding Invoices

Number	Date	Balance
13110072	11/20/2013	9,094.80
13120249	12/19/2013	12,812.80
14010582	1/23/2014	7,264.40
Total		29,172.00

**PAYABLES**  
PROJECT NAME Oakland Coliseum  
PROJECT NUMBER 3-1201 c  
APPROVED BY SG  
AMOUNT APPROVED 17,160 -  
DATE 3/6/14

Total Now Due

\$46,332.00

Billings to Date

	Current	Prior	Total
Fixed fee	17,160.00	76,452.53	93,612.53
Reimbursables	0.00	348.27	348.27
Totals	17,160.00	76,800.80	93,960.80

BKF Engineers / 255 Shoreline Drive, Suite 200 / Redwood City, CA 94065 / Ph. 650.482.6300 / Fx. 650.482.6399 / www.bkf.com

**Douglas Wright Consulting**  
**38 Keyes Avenue, No. 6**  
**The Presidio**  
**San Francisco, CA 94129**  
**415-561-2620**

February 3, 2013

Scott Gregory, President  
Lamphier-Gregory  
1944 Embarcadero  
Oakland, CA 94606

**IN REFERENCE TO: Oakland Coliseum Specific Plan Project**

**PROFESSIONAL SERVICES: November, 2013 - January, 2014**

(C)

Personnel	Rate	Amount
D Wright	(\$200/hr)	\$3,000.00

**Summary of Services Provided:** DWC Description of Services attached.

**TOTAL DUE: \$3,000.00**

**INVOICE NUMBER:** 02141033

**FEDERAL I.D.:** 94-3914200

**PAYABLES**  
**PROJECT NAME** Oakland Coliseum  
**PROJECT NUMBER** 3-1201  
**APPROVED BY** SG  
**AMOUNT APPROVED** 3,000 --  
**DATE** 2/5/14

(C)

?

~~2013-12-24~~  
~~J. V. Jones~~

***Douglas Wright Consulting***

***Description of Services***

Contract: Oakland Coliseum Specific Plan Project

Invoicing Period: November, 2013 thru January, 2014

<u>Month</u>	<u>Summary of Services</u>
Nov '13 thru Jan '14	Prepare materials, attend meetings at JRDV with team members and representative of the investment group, as well as a series of planning sessions with BART staff and BART consultants focusing on the proposed BART Coliseum station and related proposed transportation hub concept and proposed project streetcar. Meet with BART GM and Deputy GM on these are related matters. Perform related tasks as requested pertaining to capital funding of transit facilities planned for the BART station vicinity. Research and review materials derived from the FY 2014 appropriations and potential of specific transit capital funding resources.



**HAUSRATH  
ECONOMICS  
GROUP**

February, 11 2014

Invoice submitted to:

Scott Gregory, Principal  
Lamphier-Gregory  
1944 Embarcadero  
Oakland, CA 94606

Coliseum Area Specific Plan  
HEG Job No. 1952

Invoice # 4237

Professional Services: January, 2014

	<u>Hours/Rate</u>	<u>Cost</u>	<u>Amount Invoiced Per Task Budget</u> (see spreadsheet)
<b><u>Phase 2: Specific Plan Development</u></b>			
<b>Tasks 2.1, 2.2, and 2.3:</b>			
L. Hausrath	16.00 190.00/hr	3,040.00	\$2,165.00
<b><u>Phase 3: Draft EIR</u></b>			
<b>Task 3.1: Specific Plan Growth for EIR</b>			
L. Hausrath	16.00 190.00/hr	3,040.00	490.00
<b>Task 3.2: Pop, Hsg, &amp; Empl. Section</b>			
L. Hausrath	12.00 190.00/hr	2,280.00	1,880.00
<b>Task 3.3: Growth Inducement</b>			
L. Hausrath	25.00 190.00/hr	4,750.00	3,040.00
<b>Task 3.4: Alternatives</b>			
L. Hausrath	15.00 190.00/hr	2,850.00	2,850.00
<b>Subtotal Phase 3</b>		<b>\$12,920.00</b>	<b>\$8,260.00</b>



Coliseum Area Specific Plan  
HEG Job No. 1952

Invoice # 4237

Expenses	130.00	130.00
TOTAL	\$16,090.00	\$10,555.00
AMOUNT OF THIS INVOICE		<u>\$10,555.00</u>

*Invoice is due and payable upon receipt.*

**Work done during billing period:**

In January, HEG's efforts focused on: (1) preparing the forecasts for future events, attendance, and employment for the Coliseum Complex sports facilities in coordination with AMP from the ENA Team; (2) reviewing, editing, and expanding Chapter 4.11 Population, Housing, and Employment in response to City comments and to incorporate the newly prepared data under item (1) above; and (3) preparing the Growth Inducing Impacts section for the EIR. The new and revised text sections were submitted to Lamphier-Gregory for inclusion in the ADEIR-2 submittal to the City. HEG also continued ongoing coordination with Lamphier-Gregory.

**Billing Summary**

Prior Billings	\$107,270.00
Payments to Date	72,990.00
Amount Past Due	34,280.00
Amount of This Invoice	10,555.00
<b>Total Now Due</b>	<b>\$44,835.00</b>

PAYABLES  
PROJECT NAME Oakland-Coliseum  
PROJECT NUMBER 3-1201 #00  
APPROVED BY [Signature]  
AMOUNT APPROVED 10,555 -  
DATE 3/6/14

**Coliseum Specific Plan and EIR  
Invoice for Hausrath Economics Group**

Professional Services, January 2014

Inv. 4237

	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
<b>Phase IA: Input to ENA Team</b>					
1.1 Project Initiation and Existing Information	\$3,420.00	100%	\$3,420.00	\$3,420.00	\$0.00
1.2 Existing Business and Employment Context	\$11,960.00	100%	\$11,960.00	\$11,960.00	\$0.00
1.3 Market Assessment	\$28,640.00	100%	\$28,640.00	\$28,640.00	\$0.00
1.4A Team Charrettes and Confer/work With ENA Team	\$7,240.00	100%	\$7,240.00	\$7,240.00	\$0.00
<b>Total for Phase IA</b>	<b>\$51,260.00</b>	<b>100%</b>	<b>\$51,260.00</b>	<b>\$51,260.00</b>	<b>\$0.00</b>
<b>Phase 1B: Input to ENA Team</b>					
1.4B Confer/work with ENA Team	\$950.00	100%	\$950.00	\$950.00	\$0.00
1.5 Summary Market Report	\$9,050.00	100%	\$9,050.00	\$9,050.00	\$0.00
<b>Total for Phase IB</b>	<b>\$10,000.00</b>	<b>100%</b>	<b>\$10,000.00</b>	<b>\$10,000.00</b>	<b>\$0.00</b>
<b>Phase 2: Specific Plan Development</b>					
2.1 Input to Land Use Element	\$5,320.00	100%	\$5,320.00	\$5,035.00	\$285.00
2.2 Input to Implementation Plan	\$6,080.00	52%	\$3,135.00	\$1,615.00	\$1,520.00
2.3 Employment Opportunities	\$8,340.00	100%	\$8,340.00	\$7,980.00	\$360.00
<b>Total for Phase 2</b>	<b>\$19,740.00</b>	<b>85%</b>	<b>\$16,795.00</b>	<b>\$14,630.00</b>	<b>\$2,165.00</b>
<b>Phase 3: Draft EIR</b>					
3.1 Specific Plan Growth For EIR	\$9,560.00	100%	\$9,560.00	\$9,070.00	\$490.00
3.2 Population, Housing, and Employment Section	\$20,580.00	100%	\$20,580.00	\$18,700.00	\$1,880.00
3.3 Growth-Inducing Impacts	\$4,560.00	100%	\$4,560.00	\$1,520.00	\$3,040.00
3.4 Comparative Growth for Alternatives	\$5,810.00	85%	\$4,940.00	\$2,090.00	\$2,850.00
<b>Total for Phase 3</b>	<b>\$40,510.00</b>	<b>98%</b>	<b>\$39,640.00</b>	<b>\$31,380.00</b>	<b>\$8,260.00</b>
<b>Phase 4: Final Specific Plan</b>					
4.1 Input for Final Plan (assumes 16 hrs. work)	\$3,040.00	0%		\$0.00	
<b>Total for Phase 4</b>	<b>\$3,040.00</b>	<b>0%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Phase 5: Final EIR</b>					
5.1 Input for Preparation of Final EIR (assumes 24 hrs. work)	\$4,560.00	0%		\$0.00	\$0.00
<b>Total for Phase 5</b>	<b>\$4,560.00</b>	<b>0%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL FEES</b>	<b>\$129,110.00</b>	<b>91%</b>	<b>\$117,695.00</b>	<b>\$107,270.00</b>	<b>\$10,425.00</b>
<b>TOTAL EXPENSES</b>	<b>\$130.00</b>	<b>100%</b>	<b>\$130.00</b>	<b>\$0.00</b>	<b>\$130.00</b>
<b>TOTAL FEES AND EXPENSES</b>	<b>\$129,240.00</b>	<b>91%</b>	<b>\$117,825.00</b>	<b>\$107,270.00</b>	<b>\$10,555.00</b>
<b><u>TOTAL DUE THIS INVOICE</u></b>					<b><u>\$10,555.00</u></b>

**Summary of Actual Costs and Budget/Billings  
Through January 31, 2014**

<u>Phase/Task</u>	<u>Actual Costs</u>	<u>Budget/Billings*</u>	<u>Net</u>
<b>Phase 1: Input to ENA Team</b>			
	\$69,075.00	\$61,260.00	(\$7,815.00)
<b>Phase 2: Specific Plan Development</b>			
	18,240.00	16,795.00	(1,445.00)
<b>Phase 3: Draft EIR Including Plan Growth Scenario</b>			
	56,242.50	39,640.00	(16,602.50)
<b>Total: Phases 1-3</b>	<b>\$143,557.50</b>	<b>\$117,695.00</b>	<b>(\$25,862.50)</b>

\* Budget/billing by percent completion. Excludes expenses.

**Rosen Goldberg Der & Lewitz, Inc.**

1100 Larkspur Landing Cir. #375  
Larkspur, CA 94939  
Tel: (415) 464-0150 Fax: (415) 464-0155  
hgoldberg@RGDLacoustics.com

Page 1 of 1

<b>Invoice Date</b>	<b>Invoice Num</b>
Feb 6, 2014	3108
<b>Billing From</b>	<b>Billing To</b>
Jan 01, 2014	Jan 31, 2014

Scott Gregory  
Lamphier-Gregory Urban Planning  
1944 Embarcadero  
Oakland, CA 94606

**Project ID:** 12-021:  
**Project Name:** Oakland Coliseum Area Master Plan

**Manager:** AR

# INVOICE

Services	Hours	Rate	Amount
Principal	14.50	\$200.00	\$2,900.00
<b>Total Service Amount:</b>			<b>\$2,900.00</b>
<b>Amount Due This Invoice:</b>			<b>\$2,900.00</b>

*This invoice is due upon receipt*

Account Summary						
Services BTB	Expenses BTB	Last Inv Num	Last Inv Date	Last Inv Amt	Last Pay Amt	Prev Unpaid Amt
\$29,982.50	\$0.00	3095	12/31/2013	\$15,280.00	\$7,212.50	\$15,280.00
<b>Total Amount Due Including This Invoice: \$18,180.00</b>						

**PAYABLES**  
**PROJECT NAME** Oakland-Coliseum  
**PROJECT NUMBER** SS  
**APPROVED BY** 3-1201 - C  
**AMOUNT APPROVED** 2,900 -  
**DATE** 3/6/14

**SWA**

To: Lamphier-Gregory  
Attn: Scott Gregory  
1944 Embarcadero  
Oakland, CA 94606

Date: February 21, 2014  
Invoice No: 157769  
For Period: January  
Project No: LGAS301  
Project Manager: Elizabeth Shreeve

Project Oakland Coliseum Specific Plan

**WORK PERFORMED:** Production on Admin Draft 2 including InDesign/illustrated document; definition of land use plan and zoning approach; coordination with DEIR and JRDV; meeting with city on Jan 30th; revisions based on city comments; diagrams for urban design chapter.

**Professional Services from January 01, 2014 to January 31, 2014**

**Fee**

Total Fee	148,060.00		
Percent Complete	69.00	Total Earned	102,161.40
		Previous Fee Billing	72,549.40
		Current Fee Billing	29,612.00
		<b>Total Fee</b>	<b>29,612.00</b>

**Total this Invoice \$29,612.00**

**PAYABLES**

PROJECT NAME Oakland Coliseum  
PROJECT NUMBER 3-1201 - C  
APPROVED BY [Signature]  
AMOUNT APPROVED 29,612 -  
DATE 3/6/14

Remit To:  
SWA Group  
P.O.Box 5904  
Sausalito, CA 94966  
(415) 332-5100

Please refer to our Invoice number and Project number when making payment  
A discount of 1% on current charges allowed if paid in full in thirty days.  
A service charge will be assessed on all past due accounts.

**SWA**

Lamphier-Gregory  
Attn: Scott Gregory  
1944 Embarcadero  
Oakland, CA 94606

Date 02/21/14  
Project No. LGAS301  
Invoice No. 157769  
For Period January  
Project Manager Elizabeth Shreeve

**Project:** Oakland Coliseum Area Specific Plan

**Billing Summary - FEES**

	<b>Contract Fee</b>	<b>% Complete to date</b>	<b>Earned to date</b>	<b>Less Prev Billed</b>	<b>Amount Due This Period</b>
Stage A2 Setting/Opp/Const	26,590.00	100%	26,590.00	26,590.00	0.00
Stage B Draft Specific Plan	85,216.00	89%	75,571.40	45,959.40	29,612.00
Stage C Draft EIR	4,994.00	0%	0.00	0.00	0.00
Stage D Final Specific Plan	31,260.00	0%		0.00	0.00
<b>Total Fees</b>	<b>148,060.00</b>	<b>69%</b>	<b>102,161.40</b>	<b>72,549.40</b>	<b>29,612.00</b>

**Amount Due This Invoice: \$29,612.00**

Remit To:  
SWA Group  
P.O.Box 5904  
Sausalito, CA 94966  
(415) 332-5100

Please refer to our Invoice number and Project number when making payment  
A discount of 1% on current charges allowed if paid in full in thirty days.  
A service charge will be assessed on all past due accounts.