



FORT ORD REUSE AUTHORITY

REGULAR MEETING

FORT ORD REUSE AUTHORITY (FORA) BOARD OF DIRECTORS

Friday, July 13, 2018 at 2:00 p.m. | 910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

AGENDA

ALL ARE ENCOURAGED TO SUBMIT QUESTIONS/CONCERNS BY NOON JULY 12, 2018.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE *(If able, please stand)*

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

4. CLOSED SESSION

- a. Conference with Legal Counsel – Gov. Code 54956.9(a), (d)(1): Keep Fort Ord Wild v. Fort Ord Reuse Authority. Monterey County Superior Court Case No.: 17CV004540, Pending Litigation.
- b. Conference with Legal Counsel – Gov. Code 54956.9(a), (d)(1): Marina Community Partners, LLC v. Fort Ord Reuse Authority, Monterey County Superior Court Case No.: 18CV000871, Pending Litigation.
- c. Public Employment, Gov. Code 54959.7(b) - Executive Officer Evaluation

5. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

6. ROLL CALL

FORA is governed by 13 voting members: (a) 1 member appointed by the City of Carmel; (b) 1 member appointed by the City of Del Rey Oaks; (c) 2 members appointed by the City of Marina; (d) 1 member appointed by Sand City; (e) 1 member appointed by the City of Monterey; (f) 1 member appointed by the City of Pacific Grove; (g) 1 member appointed by the City of Salinas; (h) 2 members appointed by the City of Seaside; and (i) 3 members appointed by Monterey County. The Board also includes 12 ex-officio non-voting members.

7. CONSENT AGENDA

INFORMATION/ACTION

CONSENT AGENDA consists of routine information or action items accompanied by staff recommendation. Information has been provided to the FORA Board on all Consent Agenda matters. The Consent Agenda items are normally approved by one motion unless a Board member or the public request discussion or a separate vote. Prior to a motion, any member of the public or the Board may ask a question or make comment about an agenda item and staff will provide a response. If discussion is requested, that item will be removed from the Consent Agenda and be considered separately at the end of the Consent Agenda.

- a. Approve June 8, 2018 Meeting Minutes ([p. 1](#))
Recommendation: Approve June 8, 2018 meeting minutes.
- b. Administrative Committee ([p. 5](#))
Recommendation: Receive a report from the Administrative Committee.
- c. Veterans Issues Advisory ([p. 10](#))
Recommendation: Receive an update from the Veterans Issues Advisory Committee.
- d. Environmental Services Cooperative Agreement Quarterly Report ([p. 14](#))
Recommendation: Receive an Environmental Services Cooperative Agreement Quarterly Report.
- e. Revised 2018 Board Meeting Schedule ([p. 17](#))
Recommendation: Receive report and approve the revised 2018 FORA Board Meeting schedule.
- f. Purchase Authorizations – Dues & Memberships ([p. 19](#))
Recommendation: Approve Annual Membership Dues.
- g. Public Correspondence to the Board ([p. 21](#))
Recommendation: Receive public correspondence to the Board.

8. BUSINESS ITEMS

INFORMATION/ACTION

*BUSINESS ITEMS are for Board discussion, debate, direction to staff, and/or action. Comments from the public are **not to exceed 3 minutes** or as otherwise determined by the Chair.*

- a. Stockade Building Removal and Contract Approvals (p. 22)
Recommendation: Authorize Executive Officer to solicit and execute contracts necessary for Stockade Building Removal, not to exceed \$4.2 million.
- b. Service Work Order for General Jim Moore Boulevard (p. 24)
Recommendation: Authorize Executive Officer to execute Service Work Order (SWO) W5 (Attachment A) to the Whitson Engineers Master Services Agreement No. FC-20171117 for the preparation of Planning, Specification and Estimates for the General Jim Moore Boulevard (GJMB) and South Boundary Road (SBR) intersection, not to exceed \$209,965.

9. PUBLIC COMMENT PERIOD

INFORMATION

*Members of the public wishing to address the Board on matters within its jurisdiction, but **not on this agenda**, may do so for up to 3 minutes or as otherwise determined by the Chair and will not receive Board action. Whenever possible, written correspondence should be submitted to the Board in advance of the meeting, to provide adequate time for its consideration.*

10. ITEMS FROM MEMBERS

INFORMATION

Receive communication from Board members as it pertains to future agenda items.

11. ADJOURNMENT

NEXT REGULAR MEETING: August 10, 2018 AT 2:00 P.M.



FORT ORD REUSE AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING MINUTES
2:00 p.m., Friday, June 8, 2018 | Carpenters Union Hall
910 2nd Avenue, Marina, CA 93933

1. CALL TO ORDER

Chair Rubio called the meeting to order at 2:02 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Colonel Lawrence Brown.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Executive Officer Michael Houlemard announced the following:

- East Garrison Station Open House held on May 21, 2018 from 10:00 – 12:30. There was significant representation from the fire department, developer's team and the Fort Ord Reuse Authority at this event. The East Garrison Station covers the new East Garrison community of 1,400 homes, the surrounding 86 miles of trails within 7,200-acre Fort Ord National Monument, as well as the surrounding recreational open space. Station 7 is also assumed first responder duties to the former Fort Ord residences transferred to CSUMB. The opening was very well received by the new home owners in the area, as the Station's proximity significantly reduces response times to emergency situations. This is all particularly noteworthy as the recent Fire Protection Summit organized and chaired by Presidio Commander Colonel Lawrence Brown pointed out the pending realignment of responders from Fort Ord to the Presidio.
- Army Prescribed Burns | Priority areas for the 2018 burn season (which begins July 1, 2018) are Unit 31 inside the Impact Area followed by Unit A in the northern portion of the Fort Ord National Monument. Direct notification will be provided by email, text, or auto dialer telephone calls for those registered for the direct notification program at www.fortordcleanup.com
- Forbes Ag-tech Summit
June 26-28 | 8:00 a.m. - 5:00 p.m. | 1 Main Street, Salinas
The smartest minds at the intersection of Silicon Valley and global agriculture converge at the Forbes Ag-Tech Summit to tackle critical challenges and showcase the latest innovations for farmers, investors, and stakeholders of global food systems.
- SAVE THE DATE! Saturday, October 20, 2018
 - 9th Annual Heroes' Open at Black Horse Golf Course
This annual benefit golf tournament helps toward the cemetery expansion. For participation and sponsorship info: www.uvc-mc.com/
 - Honor Our Fallen Run
6th Annual 5k/10k Run to Remember, Fort Ord Dunes State Park, Marina.
Volunteers needed: <https://goo.gl/TfbrDa> and Register here: <https://goo.gl/m2YU3V>

- Colonel Lawrence Brown introduced Colonel Gregory J. Ford, who will now be the commander of United States Army Garrison Presidio of Monterey and its FORA Board representative. A Change of Command Ceremony will be held on Tuesday, June 12, 2018 at 1:00 p.m. at Soldier Field, Presidio of Monterey.

Information on these announcements and more can be found on our website at www.fora.org

Resolution of Acknowledgement and Appreciation presented to Col. Lawrence Brown.

Motion: On motion by Board member Joe Gunter and second by Board member Maryann Carbone and carried by the following vote, the Board moved to adopt the Resolution of Acknowledgement and Appreciation honoring Col. Lawrence Brown.

MOTION PASSED UNANIMOUSLY

4. CLOSED SESSION

- a. Conference with Legal Counsel – Gov. Code 54956.9(a): Marina Community Partners, LLC v. Fort Ord Reuse Authority, Monterey County Superior Court, Case No.: 18CV000871
- b. Conference with Legal Counsel – Gov. Code 54956.9(a), (d)(1): Keep Fort Ord Wild v. Fort Ord Reuse Authority. Pending Litigation.

5. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

Authority Counsel Jon Giffen announced no action to report.

6. ROLL CALL

Voting Members Present:

Mayor Ralph Rubio (City of Seaside), Supervisor Mary Adams (Monterey County), Councilmember Dennis Alexander (City of Seaside), Mayor Mary Ann Carbone (City of Sand City), Mayor Jerry Edelen (City of Del Rey Oaks), Mayor Joe Gunter (City of Salinas), Councilmember Cynthia Garfield (City of Pacific Grove), Councilmember Frank O'Connell (City of Marina), Councilmember Gail Morton (City of Marina), Mayor Steve Dallas (City of Carmel-by-the-sea), Councilmember Alan Haffa (City of Monterey)

Ex-officio (Non-Voting) Board Members Present:

Erica Parker (29th State Assembly member Stone), Kathleen Lee (20th Congressional District), Nicole Hollingsworth (17th State Senate District), Dr. Walter Tribley (MPC), Steve Matarazzo (UCSC), Andre Lewis (CSUMB), Bill Collins (Ft Ord BRAC Office), Col. Lawrence Brown/Col. Gregory Ford (US Army), Lisa Rheinheimer (MST), Jan Shriner (MCWD)

7. CONSENT AGENDA

- a. Approve May 11, 2018 Meeting Minutes
- b. Administrative Committee
- c. Veterans Issues Advisory Committee
- d. Legislative Committee
- e. Economic Development Report
- f. Public Correspondence to the Board

Chair Rubio introduced the consent agenda items and asked Board members to make their request for any items to be pulled. The Chair recognized a request to pull consent agenda item 7e – “Economic Development Report” from Mr. Houlemard. Mr. Houlemard informed the Board and the public that he received several inquiries on economic development items including the 2018 job survey and indicated that www.ordforward.org has information regarding FORA's economic development efforts.

Motion: On motion by Board member Edelen second by Board member Gunter and carried by the following vote, the Board moved to approve the consent agenda items 7a – 7d and 7f as presented.

MOTION PASSED UNANIMOUSLY

Motion: On motion by Board member Carbone second by Board member Alexander and carried by the following vote, the Board moved to approve the consent agenda item 7e – Economic Development Report as presented.

MOTION PASSED UNANIMOUSLY

8. BUSINESS ITEM

a. Consider Adoption of FORA FY 2018-19 Annual Budget – 2d Vote

Mr. Houlemard and staff had no further information to provide regarding the 2d vote. There were no comments from the public.

MOTION: On motion by Board member Gunter and second by Board member Edelen and carried by the following vote, the Board moved to adopt the fiscal year 2018-19 annual budget and the proposed staff compensation and benefits adjustments.

Vote:

Item 8a: Motion			
Director Parker	Aye	Director Rubio	Aye
Director Phillips	Absent	Director Alexander	Aye
Director Adams	Aye	Director Carbone	Aye
Director Edelen	Aye	Director Gunter	Aye
Director O'Connell	No	Director Garfield	Aye
Director Morton	No	Director Dallas	Aye
Director Haffa	Aye		

b. FY 2018-19 Capital Improvement Program (CIP) – 2d Vote

Mr. Houlemard and staff had no further information to provide regarding the 2d Vote. There were no comments from the public.

MOTION: On motion by Board member Carbone and second by Board member Alexander and carried by the following vote, the Board moved to adopt the FORA CIP for FY 2018-19.

Roll Call Vote:

Item 8b: Motion			
Director Parker	No	Director Rubio	Aye
Director Phillips	Absent	Director Alexander	Aye
Director Adams	No	Director Carbone	Aye
Director Edelen	Aye	Director Gunter	Aye
Director O'Connell	No	Director Garfield	Aye
Director Morton	No	Director Dallas	Aye
Director Haffa	No		

c. FY 2018-19 Marina Coast Water District Budget – 2d Vote

Mr. Houlemard and staff had no further information to provide regarding the 2d Vote. There were no comments from the public.

MOTION: On motion by Board member Gunter and second by Board member Alexander and carried by the following vote, the Board moved to adopt resolutions for MCWD compensation plan for base-wide water and sewer services on former Fort Ord.

Roll Call Vote:

Item 8c: Motion			
Director Parker	No	Director Rubio	Aye
Director Phillips	Absent	Director Alexander	Aye
Director Adams	No	Director Carbone	Aye
Director Edelen	Aye	Director Gunter	Aye
Director O'Connell	No	Director Garfield	Aye
Director Morton	No	Director Dallas	Aye
Director Haffa	Aye		

9. PUBLIC COMMENT

Public comment was received.

10. ITEMS FROM MEMBERS

There were no items from members.

11. ADJOURNMENT at 2:38 p.m.

Minutes Prepared by:
Dominique L. Jones
Deputy Clerk

Approved by:

Michael A. Houlemard, Jr.
Executive Officer

FORT ORD REUSE AUTHORITY BOARD REPORT	
CONSENT AGENDA	
Subject:	Administrative Committee
Meeting Date:	July 13, 2018
Agenda Number:	7b
	INFORMATION/ACTION

RECOMMENDATION:

Receive a report from the Administrative Committee.

BACKGROUND/DISCUSSION:

The Administrative Committee met on May 16, May 30. The approved minutes for these meetings are provided as **Attachment A and B**. The July 3, 2018 regular meeting was canceled due to lack of quorum. The Administrative Committee is scheduled to hold a special meeting on July 11, 2018 at 8:00 a.m.

FISCAL IMPACT:

Reviewed by the FORA Controller 

Staff time for the Administrative Committee is included in the approved annual budget.

COORDINATION:

Administrative Committee

Prepared by  Approved by 
 Dominique L. Jones Michael A. Houlemard, Jr.



APPROVED

FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, May 16, 2018 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Co-Chair FORA City of Seaside City Manager Craig Malin called the meeting to order at 8:31 a.m.

The following members were present:

- | | |
|------------------------------------|------------------------|
| Craig Malin* (City of Seaside) | Lisa Rheinheimer (MST) |
| Layne Long* (City of Marina) | Anya Spear (CSUMB) |
| Hans Uslar* (City of Monterey) | Vicki Nakamura (MPC) |
| Melanie Beretti* (Monterey County) | Patrick Breen (MCWD) |
| Dino Pick* (City of Del Rey Oaks) | |

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Malin.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Lisa Rheinheimer, Monterey Salinas Transit director of Planning and Marketing announced MST's 2018 Community Survey which is available at www.mstcommunitysurvey.com through May 21, 2018. Executive Officer Michael Houlemard informed the Committee and the public of several letters of correspondence sent to the Board concerning the date and time of the monthly FORA Board meeting. Elizabeth Caraker, City of Monterey Housing and Community Development Manager introduced newly hired Principal Planner Ms. Andy Flower.

4. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Administrative Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes.

There were no public comments received.

5. APPROVAL OF MEETING MINUTES

ACTION

a. May 2, 2018 Meeting Minutes

MOTION: On motion by Committee member Uslar and second by Committee member Pick and carried by the following vote, the Administrative Committee moved to approve the May 2, 2018 meeting minutes as presented.

MOTION PASSED UNANIMOUSLY

6. MAY 11, 2018 BOARD MEETING FOLLOW-UP

INFORMATION

Mr. Houlemard and Assistant Executive Officer Steve Endsley staff led the discussion regarding the May 11 Board meeting and reported action taken by the Board. Staff responded to questions and comments from the Committee and the public.

This item was for information only.

7. BUSINESS ITEM

INFORMATION/ACTION

a. Regional Housing Needs Assessment

Principal Planner Jonathan Brinkmann provided a presentation on the item and distributed the "Regional Housing Needs Allocation Plan: 2014-2023" by the Association of Monterey Bay Area Governments. The Committee and public discussed and reviewed staff's recommendations for the regional housing needs: 1) Make no changes to the Base Reuse Plan (BRP); 2) Jurisdiction lead agency process to amend the BRP; 3) FORA lead agency process to amend BRP. Staff responded to questions and comments from the Committee and public. The Committee concluded that a regional discussion should take place and did not take any action on this item.

b. Building Removal Program

Mr. Brinkmann provided a presentation on the item and reviewed the remaining buildings recap, financing program and establishing a Board item for consideration. The building removal strategy was identified as "remove all of the remaining buildings" and the associated cost at \$48.8 Million. Staff indicated that FORA Board would have to approve staff and consultants to complete Building Removal Financing Program with the following:

- Draft Memorandum of Agreement (MOA) to pledge future FORA/Jurisdictions property taxes and land sales proceeds to remove about 300 buildings;
- Financing Plan to address how funding is pooled and how it is spent, prior to and after 2020; and
- Draft FORA/Jurisdictions Resolutions to authorize bond sales

FORA staff was directed to further 1). Investigate what the county is foregoing financially and what would be potential benefits; 2). Start working with a financial advisor to ascertain projections in regards to what we can be borrowed, and how it relates to future property tax.

8. ITEMS FROM MEMBERS

There were no items from members.

9. ADJOURNMENT at 9:56 a.m.

Minutes Prepared By:
Dominique Jones
Deputy Clerk



APPROVED

FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, May 30, 2018 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Co-Chair FORA Executive Officer Michael Houlemard called the meeting to order at 8:30 a.m.

The following members were present:

- | | |
|-----------------------------------|------------------------|
| Craig Malin* (City of Seaside) | Lisa Rheinheimer (MST) |
| Layne Long* (City of Marina) | Anya Spear (CSUMB) |
| Hans Uslar* (City of Monterey) | Vicki Nakamura (MPC) |
| Dino Pick* (City of Del Rey Oaks) | Patrick Breen (MCWD) |
| Steve Matarazzo (UCMBEST) | |
| Bill Collins (BRAC) | |

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Marina Coast Water District Project Manager Patrick Breen.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

U.S. Army Base Reuse & Closure Environmental Coordinator Bill Collins announced that prescribed burns are planned for two areas on the former Fort Ord in the Impact Area and in the northern portion of the Fort Ord National Monument. For more information visit: <https://fortordcleanup.com/>

Monterey Salinas Transit Director of Planning & Marketing Lisa Rheinheimer announced that MST will host a ribbon cutting on June 11 at 12:00 p.m. for the new Monterey Bay operations & facilities office. For more information visit: <https://mst.org/>

Executive Officer Michael Houlemard announced that the FORA Transition Ad-Hoc Committee would be meeting at 12:00 p.m. to review the first draft of the Transition Plan. A study session on the topic is planned for June 8, 2018.

4. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Administrative Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes.

There were no public comments received.

5. APPROVAL OF MEETING MINUTES

ACTION

- a. May 16, 2018 Meeting Minutes

MOTION: On motion by Committee member Rheinheimer and second by Committee member Uslar and carried by the following vote, the Administrative Committee moved to approve the May 16, 2018 meeting minutes as presented.

MOTION PASSED UNANIMOUSLY

**6. JUNE 8, 2018 DRAFT BOARD MEETING AGENDA REVIEW
INFORMATION**

Mr. Houlemard and Principal Planner Jonathan Brinkmann led the review of the draft Board agenda and responded to questions and comments from the Committee and public regarding the agenda items.

This item was for information only.

**7. BUSINESS ITEM
INFORMATION/ACTION**

a. Building Removal Program

Mr. Brinkmann provided a presentation on the item and reviewed the remaining buildings, financing program, cost/benefit analysis and possible recommendations to policy decision makers. The committee and public discussed the item and staff responded to questions and provided more information. Due to lack of representation from the County, the Committee directed staff to return with the same presentation of information at the next regular Administrative Committee meeting on June 13, 2018.

8. ITEMS FROM MEMBERS

There were no items from members.

9. ADJOURNMENT at 9:51 a.m.

Minutes Prepared By:
Dominique Jones
Deputy Clerk

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Veterans Issues Advisory Committee	
Meeting Date: July 13, 2018	INFORMATION/ACTION
Agenda Number: 7c	

RECOMMENDATION:

Receive a report from the Veterans Issues Advisory Committee (VIAC).

BACKGROUND/DISCUSSION:

The Veterans Issues Advisory Committee met on May 24, 2018. The approved minutes for this meeting are provided as **Attachment A**.

FISCAL IMPACT:

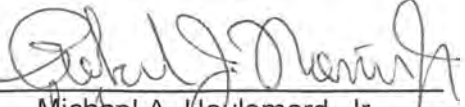
Reviewed by FORA Controller 

Staff time for this item is included in the approved annual budget.

COORDINATION:

VIAC

Prepared by 
Heidi L. Lizarbe

Approved by 
Michael A. Houlemard, Jr.



APPROVED

**FORT ORD REUSE AUTHORITY
VETERANS ISSUES ADVISORY COMMITTEE (VIAC) MEETING MINUTES
3:00 P.M. May 24, 2018 | FORA Conference Room
920 2nd Avenue, Suite A., Marina CA 93933**

1. CALL TO ORDER

Acting Chair Edith Johnson called the meeting to order at 3:00 P.M.

Committee Members Present:

Edith Johnsen, Veterans Families/Fund Raising (***Acting Chair***)
Sid Williams, Monterey County Military & Veterans Affairs Commission (MCM&VAC)
Mary Estrada, United Veterans Council (UVC)
Jason Cameron, Monterey County Office of Military & Veterans Affairs
Richard Garza, Central Coast Veterans Cemetery Foundation (CCVCF)
James Bogan, Disabled American Veterans (DAV)
Jack Stewart, Monterey County California Central Coast Veterans Cemetery Advisory
Committee
Erica Chaney, CCCVC Administrator

2. PLEDGE OF ALLEGIANCE led by Jack Murphy.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None.

4. PUBLIC COMMENT PERIOD

There were no comments from the public.

5. APPROVAL OF MEETING MINUTES

a. April 26, 2018 Regular Meeting Minutes

MOTION: On motion by Committee member Sid Williams and second by Committee member Mary Estrada. The VIAC approved the April 26, 2018 meeting minutes as amended by unanimous vote.

6. BUSINESS ITEMS

a. **California Central Coast Veterans Cemetery (CCCVC) Status Report**

i. *Cemetery Administrator's Status*

Erica Chaney advised 7 applications to re-establish the Memorial and Monuments Advisory Committee were received. A meeting date is pending, and those who were nominated and or submitted an application will be notified. The CCCVC's first annual Memorial Day Ceremony, will be held on Monday May 28, 2018.

ii. *Veterans Cemetery Land Use Status*

Principal Analyst Robert Norris advised the City of Seaside reviewed the consultant's report on Oak Woodlands, and was accepted without significant modification. The next step the Fort Ord Committee will also review the report.

- iii. *Fort Ord Committee Verbal Report: Oak Woodlands Mitigation & Endowment MOU*
Principal Analyst Robert Norris announced the MOU is still waiting to be placed on the County Board of Supervisors Fort Ord Committee Agenda, due to cancelled meetings.

b. **Fundraising Status**

i. *CCVCF Status Report*

Richard Garza updated the committee regarding current fundraising efforts, and the status outreach and presentations, and articles within the Monterey County Herald and South County Fair Flyer.

Mr. Garza also provided a status on the CCVC Foundation brochures which will be available at CCCVC, and Medical System in Palo Alto.

c. **Veterans Transition Center (VTC) Housing Construction**

Jack Murphy, VTC Deputy Executive Director provided an update on Lightfighter Village, a 71-unit low and extremely low income permanent housing project. The developer paid the City of Marina to process an update of the CEQA, and will be reviewed by the Planning Review Board.

The VTC previously requested VIAC support, in the form of a letter, to the Board of Supervisors asking for the Housing Authority to reconsider issuing Project-Based Vouchers for Lightfighter Village. VTC has proposed language to be included in the letters of support. It is anticipated the letters will be distributed to the VIAC Committee in the next few weeks.

Last week the VTC was featured in the Monterey County Herald with regards to tiny houses. In joint effort between Monterey County Office of Education, CDCR (a state prison system), MPC, Hartnell College, and various organizations to solve the housing crisis by bringing more affordable residential units to the market and obtain donated materials/ and or labor to build 10 units.

The VTC is seeking volunteers for the Monterey Stand Down event, scheduled for September 23-30, 2018. The purpose of this event is to ensure that homeless veterans in distress in the Central California Coast area have an opportunity to receive assistance during the special three (3) day event, held at the Monterey County Fair Grounds.

d. **VA-DOD Clinic**

Mr. Norris provided the committee with a handout from the VA containing FAQ's regarding the current situation at the Clinic and the VA's official position on the status of the pharmacy.

e. **Historical Preservation Project**

No Report.

f. **Calendar of Events**

- VTC Open House, Friday, June 8th, 2018 11:00am to 2:00pm.
- 2018 Retiree Appreciation Day, Saturday, June 9, 2018 8:00am to 12:30pm at the General Stillwell Community Center.
- Project Welcome Home Troops, June 6-10, 2018, at the Veterans Transition Center.

7. ITEMS FROM MEMBERS

Veteran's Cemetery/State Budget

8. ADJOURNMENT at 3:45 P.M.

Minutes Prepared by:
Heidi Lizarbe
Administrative Assistant

FORT ORD REUSE AUTHORITY BOARD REPORT	
CONSENT AGENDA	
Subject:	Environmental Services Cooperative Agreement Quarterly Report
Meeting Date:	July 13, 2018
Agenda Number:	7d
INFORMATION/ACTION	

RECOMMENDATION:

Receive an Environmental Services Cooperative Agreement (ESCA) Quarterly Report.

BACKGROUND:

In Spring 2005, the U.S. Army (Army) and the Fort Ord Reuse Authority (FORA) entered negotiations toward an Army-funded Environmental Services Cooperative Agreement (ESCA) for removal of remnant Munitions and Explosives of Concern (MEC) on 3,340 acres of the former Fort Ord. FORA and the Army signed the ESCA agreement in early 2007. Under the ESCA terms, the Army awarded FORA approximately \$98 million to perform the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) MEC cleanup on those parcels. FORA also entered the Administrative Order on Consent (AOC) with U.S. Environmental Protection Agency (EPA) and California Department of Toxic Substance Control (DTSC) (collectively referred to as Regulators) defining FORA's contractual conditions to complete the Army remediation obligations for the "ESCA parcels." FORA received the ESCA parcels after EPA approval and gubernatorial concurrence under a Finding of Suitability for Early Transfer (FOSET), May 8, 2009.

To complete the ESCA and AOC obligations, FORA entered a Remediation Services Agreement (RSA) in 2007 by competitively selecting LFR Inc. (now ARCADIS) to provide MEC remediation services. ARCADIS remediation services are executed under a cost-cap insurance policy through American International Group (AIG) assuring financial resources to complete the work and offer other protections for FORA and the jurisdictions.

DISCUSSION:

The ESCA requires FORA, acting as the Army's contractor, to address safety issues resulting from historic Fort Ord munitions training operations. Through the ESCA, FORA and the ESCA Remediation Program (RP) team have successfully addressed three historic concerns: 1) yearly federal appropriation funding fulgurations that delayed Army cleanup and necessitated costly mobilization and demobilization expenses; 2) Regulator questions about protectiveness of previous actions for sensitive uses; and 3) the local jurisdiction, community and FORA's desire to reduce MEC property access risks.

Of the \$98 million of ESCA FORA received, FORA paid \$82.1 million upfront, to secure an AIG "cost-cap" insurance policy. AIG controlled the \$82.1 million in a "commutation" account and payed ARCADIS directly as work was performed. AIG provides up to \$128 million assuring additional work (known and unknown) is completed to the Regulators satisfaction (see table below). Under these agreements, AIG pays ARCADIS directly while FORA oversee ARCADIS compliance with the ESCA and AOC requirements. On January 25, 2017, ARCADIS notified FORA that the ESCA commutation account was exhausted and that future ARCADIS work would be paid under the terms of the AIG "cost-cap" insurance policy until March 30, 2019. At that time, AIG's responsibility to pay for ESCA work will terminate. ARCADIS will continue to provide FORA with quarterly AIG cost-cap insurance invoicing estimates, which FORA staff will continue to report in the ESCA Quarterly Board Report.

Post-ESCA Amendment ESCA fund status as of March 2018:

Item	2017 Amendment Allocations	Accrued through March 2018	Invoiced to AIG Cost Cap-Policy
Line Item 0001 Environmental Services			
FORA Self-Insurance or Policy	\$916,056	\$916,056	N/A
State of California Surplus Lines Tax, Risk Transfer, Mobilization	6,100,000	6,100,000	N/A
Contractor's Pollution Liability Insurance	477,344	477,344	N/A
ARCADIS/AIG Commutation Account - <i>plus-</i> AIG insurance	82,117,553	82,117,553	\$4,723,934
Original FORA Administrative Fees	4,562,001	4,562,001	N/A
Line Item 001: Subtotal	\$94,172,954	94,172,954	N/A
Line Item 0002 thru 31 Dec 2019: DTSC and EPA Technical Oversight Services	4,301,568	3,615,958	N/A
Line Item 0003 thru 30 June 2020: FORA ESCA Administrative Funds	1,865,848	22,846	N/A
Line Item 0004 thru 30 June 2028: Post-Closure MEC Find Assessments	528,651	0	N/A
Line Item 0005 thru 30 June 2028: Long Term/LUC Management	3,705,792	0	N/A
Total	\$104,574,813	\$97,811,758	\$4,723,934
	ESCA Remainder	\$6,763,055	N/A

ESCA Activity Status:

Data collected during the ESCA field investigations is under Regulator and Army review. The review and documentation process is dependent on Army and Regulator responses and decisions, who will issue written confirmation that CERCLA MEC remediation work is complete (known as Regulatory Site Closure).

The Record of Decision (ROD) records the Regulator and Army decision on the cleanup and what controls are required to continue to protect public health and safety. On November 25, 2014, the Regulators signed the ROD for the ESCA Group 3 properties located in Monterey County (at Laguna Seca); City of Monterey (south of South Boundary Road); Del Rey Oaks (south of South Boundary Road); and Monterey Peninsula College (MPC) Military Operations in Urban Terrain (MOUT) property. On February 26, 2015, the Regulators signed the ROD for the ESCA Group 2 California State University Monterey Bay (CSUMB) property (south of Inter-Garrison Road). The Regulators signed the ESCA Interim Action Ranges (IAR) ROD in December 2016. Currently, Draft Final ESCA Group 1 and 4 RODs await Regulatory and Army approval.

The Land Use Control Implementation Plan/Operation and Maintenance Plan (LUCIP/OMP) document prescribes implementing, operating and maintaining ROD controls tailored to individual site conditions and historic MEC use. The Regulators and Army approve LUCIP OMP documents before issuing regulatory site closure. Final ESCA Group 2, 3 and IAR LUCIP/OMP documents await Regulatory and Army approval.

ESCA Future Actions:

Until regulatory review, concurrence and site closure is received, the ESCA property is not open to the public. Regulatory approval does not determine end use. When regulatory site closure is received, FORA will transfer land title to the appropriate jurisdiction for reuse programming. Underlying jurisdictions are authorized to impose or limit zoning, decide property density or make related land use decisions in compliance with the FORA Base Reuse Plan.


FISCAL IMPACT:

Reviewed by FORA Controller 

COORDINATION:

Administrative Committee; Executive Committee; Authority Counsel; Special Counsel, ARCADIS; U.S. Army EPA; and DTSC.

Prepared by 
Stan Cook

Approved by 
Michael A. Houlemard, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

CONSENT AGENDA

Subject: Revised 2018 FORA Board Meeting Schedule

Meeting Date: July 13, 2018

Agenda Number: 7e

INFORMATION/ACTION

RECOMMENDATION:

Receive report and approve the revised 2018 FORA Board Meeting schedule.

BACKGROUND/DISCUSSION:

The 2018 Board Meeting schedule was approved by the Board at the November 17, 2017 Board meeting. It is requested the regular meeting date for November be corrected and updated to reflect November 9. Subsequently, the meeting schedules for the Executive and Administrative Committees will be updated. The proposed change to the 2018 Board Meeting Schedule is provided as **Attachment A**.

FISCAL IMPACT:


Reviewed by FORA Controller 

Staff time for this item is included in the approved annual budget.

COORDINATION:

Board of Directors Chair

Prepared by 
Dominique L. Jones

Approved by 
Michael A. Houlemard, Jr.



FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | www.fora.org

REVISED 2018 FORA BOARD MEETING SCHEDULE

January 12

February 9

March 9

April 13

May 11

June 8

July 13

August 10

September 14

October 12

November 9

December 14

Board meetings are held on the 2nd Friday of each month at 2:00 p.m. at the Carpenter's Union Hall on the former Fort Ord (910 2nd Avenue, Marina, California), unless otherwise noticed/announced. Meeting dates and times are subject to change. Agendas and other meeting materials are posted on the FORA website www.fora.org and are available upon request.

FORT ORD REUSE AUTHORITY BOARD REPORT	
CONSENT AGENDA	
Subject:	Purchase Authorizations – Dues & Memberships
Meeting Date:	July 13, 2018
Agenda Number:	7f
	INFORMATION/ACTION

RECOMMENDATION:

Approve Annual Membership Dues.

BACKGROUND/DISCUSSION:

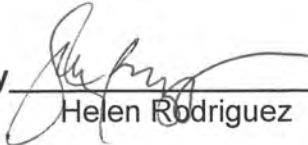
The Fort Ord Reuse Authority (FORA) Business Expense and Reimbursement Policy requires annual subscriptions and individual professional dues/memberships to be reviewed and authorized by the Executive Committee (EC). Due to the cancellation of the July 3, 2018 Executive Committee, this item is forwarded directly to the Board for consideration.

It is requested the Board provide authorization to purchase dues/memberships in the amount of \$23,000.00 as provided in **Attachment A**.

Proposed Cost for FY 18-19:	\$23,000.00
Approved budget:	\$25,000.00

COORDINATION:

Board of Directors Chair

Prepared by 
 Helen Rodriguez

Approved by 
 Michael A. Houlemard, Jr.

Fort Ord Reuse Authority
Budget FYE 6/30/19
Memberships (Under Dues and Subscriptions)

Organization		Amount	Effective Date	For whom	Purpose
American Planning Association	APA	1,800.00	2019	Brinkman/Israel/Metz	Annual Dues
International City/County Management Association	ICMA	1,500.00	2019	Endsley	Annual Dues
American Society of Public Administration	ASPA	175.00	2019	Endsley	Annual Dues
Internation Economic Development Council	IEDC	600.00	6/19-5/20	FORA	Annual Dues
Monterey Peninsula Chamber of Commerce	MPCC	400.00	2019	FORA	Annual Dues
California Special District Association	CSDA	1,400.00	2019	FORA	Annual Dues
Central Coast Marketing Team	CCMT	2,500.00	FY 18-19	FORA	Annual Dues
California Local Economic Deveolpment Association	CalEd	600.00	2019	FORA	Annual Dues
Monterey Bay Economic Partnership	MBEP	10,000.00	FY 18-19	FORA	Annual Dues
ADC Membership	ADC	1,600.00	2019	FORA	Annual Dues
American Association of Geographers	AAG	200.00	4/19-3/20	Israel	Annual Dues
Municipal Management Association of Northern California	MMANC	75.00	2019	Jones	Annual Dues
National Notary Association	NNA	165.00	2019	Jones	Annual Dues
California Society of Certified Public Accountants	CalCPA	550.00	5/9-4/20	Rodriguez	Annual Dues
Government Finance Officer Association	GFOA	160.00	5/18-4/19	Rodriguez	Annual Dues
Association of Certified Fraud Examiners	ACFE	250.00	4/19-3/20	Rodriguez	Annual Dues
California State Board of Accountancy	CBOA	300.00	8/18-7/20	Rodriguez	Biennial License Fee
Project Management Institute	PMI	150.00	FY 18-19	Said	Annual Dues
Project Management Institute	PMI	50.00	FY 18-19	Said	Local Dues
Associated General Contractors of America	AGCA	525.00	New	Said	Annual Dues
		<u>23,000.00</u>			

FORT ORD REUSE AUTHORITY BOARD REPORT	
CONSENT AGENDA	
Subject:	Public Correspondence to the Board
Meeting Date:	July 13, 2018
Agenda Number:	7g
INFORMATION/ACTION	

Public correspondence submitted to the Board is posted to FORA's website on a monthly basis and is available to view at <http://www.fora.org/board.html>

Correspondence may be submitted to the Board via email to board@fora.org or mailed to the address below:

FORA Board of Directors
 920 2nd Avenue, Suite A
 Marina, CA 93933

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Stockade Building Removal and Contract Approvals	
Meeting Date:	July 13, 2018	ACTION
Agenda Number:	8a	

RECOMMENDATION(S):

Authorize Executive Officer to solicit and execute contracts necessary for Stockade Building Removal, not to exceed \$4.2 million.

BACKGROUND/DISCUSSION:

In 2006, the Fort Ord Reuse Authority (FORA) Board identified Marina's Stockade buildings as a remaining FORA obligation. In 2016, the City of Marina requested the Stockade be removed.

In 2017, FORA hired an Industrial Hygenist (IH) to perform a Hazardous Materials assessment of the Stockade buildings. In November 2017, FORA awarded a general engineering contract to Harris and Associates (H&A) and included a service work order (SWO-H2) to perform engineering work on the Stockade. In February 2018, FORA directed preparation of 60% opinion of probable costs used in assessing the level of effort required for a prospective construction contract. Staff expects to initiate abatement by January 2019

Multiple contracts are necessary to perform the work at the Stockade. FORA staff estimates a few months will be saved by requesting/receiving Board approval to issue multiple contracts through the above one-time authorization. Therefore, to expedite the program, staff recommends the Board authorize the Executive Officer to solicit and execute contracts necessary to remove the Stockade Buildings, not to exceed \$4.2 million. It is understood there may be line item adjustments in the following estimated budget, as necessary.

Estimated Contract Type	Estimated Budget
Biologic Species Control	\$80,000
Construction Mangement / Inspection	\$200,000
Building Hazmat Abatement	\$1,700,000
Industrial Hygenist Monitor Hazmat Removal	\$180,000
Building Removal	\$1,710,000
Prevailing Wage Monitoring	\$60,000
<i>Subtotal</i>	<i>\$3,850,080</i>
Management Reserve	\$349,920
Total Budget – Not to Exceed	\$4,200,000

Staff is working with H&A to complete the engineering drawings and bid documents by September 30, 2018 in order to have contracts in place to start abatement in January. Building Removal at Stockade will require a minimum of seven (7) contracts. Staff developed the proposed budget, within the \$4.2M approved by the FORA Board in the Capital Improvements Program. The budget above is an estimate. It is understood there may be some line item adjustments, but the Total Budget limit would be fixed by this Board action.


FISCAL IMPACT:

Reviewed by FORA Controller 

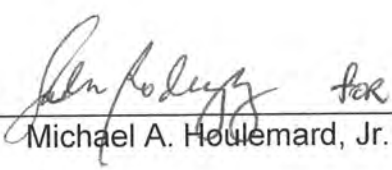
Funding for Building Removal efforts is included in the approved FY 18-19 Capital Improvement Program.

COORDINATION:

Administrative Committee, City of Seaside

Prepared by  Peter Said

Reviewed by  Jonathan Brinkmann

Approved by  Michael A. Houlihan, Jr.

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	Service Work Order for General Jim Moore Boulevard	
Meeting Date:	July 13, 2018	ACTION
Agenda Number:	8b	

RECOMMENDATION(S):

Authorize Executive Officer to execute Service Work Order (SWO) W5 (**Attachment A**) to the Whitson Engineers Master Services Agreement No. FC-20171117 for the preparation of Planning, Specification and Estimates for the General Jim Moore Boulevard (GJMB) and South Boundary Road (SBR) intersection, not to exceed \$209,965.

BACKGROUND:

In 2000, the Board approved a Master Services Contract with Creegan+D'Angelo (C+D).

In 2002, the Board approved SWO's 3 and 4 to the above agreement for the design and construction of General Jim Moore Boulevard (GJMB). In 2005, as a sub-consultant to C+D, Pacific Municipal Consultants (PMC) prepared an Environmental Assessment / Initial Study for the General Jim Moore Boulevard and Eucalyptus Road Improvement Project (GJMB EA/IS). On March 18, 2005, FORA filed a Mitigated Negative Declaration (MND) with the California State Clearinghouse No. 2005031096. On September 9, 2005, the FORA Board adopted the GJMB EA/IS MND and approved project findings. On February 24, 2006, FORA filed a Notice of Determination for this project.

The GJMB EA/IS and MND included the intersection of GJMB and SBR as part of the project description as follows:

GJMB The proposed roadway will include the construction of new intersections at South Boundary Road; Del Rey Oaks Resort; Broadway Avenue, with an extension of Broadway Avenue to the realigned roadway; Eucalyptus Road/Coe Avenue; Hilby Avenue; and San Pablo Avenue.

FORA has completed the construction of the GJMB project with the exception of the approaches and intersection at South Boundary Road. Since the completion of the previous GJMB construction, FORA chose to wait for sufficient Community Facilities District Special Tax funds to implement the remaining road improvement. FORA now has funding to move forward.

In November 2017, the FORA Board entered into a master services agreement that replaced C+D with Whitson Engineers (Master Services Agreement No. FC-20171117) and approved SWOs: W1 Document Review, W2 SBR Design and Engineering Services, W3 Gigling Road Design and Engineering Services, and W4 Engineering and Design Services related to utilities, munitions and explosives of concern, and public outreach support on SBR and Gigling Road. The intersection at GJMB is identified in the FORA

Capital Improvement Program as project No: FO9c. Board approval of SWO W5 would allow completion of design and bid documents for this improvement.

DISCUSSION:

SWO-W5 tasks Whitson Engineers to: 1) perform project initiation, 2) perform environmental services, 3) complete preliminary engineering, 4) complete design engineering, and 5) perform miscellaneous tasks and project management.

Staff negotiated SWO-W5 (**Attachment A**) with Whitson Engineers:

Current Contract Amount (SWO-W1 thru W4), Not to Exceed	\$1,500,000
SWO-W5: Intersection at GJMB and SBR, Not to Exceed	\$ 209,965
Total Contract Amount (SWO-W1 thru W5), Not to Exceed	\$1,709,965

Recommendation:

The resulting staff recommendation is the Board authorize the Executive Officer to execute Service Work Order W5 to the Whitson Engineer Master Services Agreement No. FC-20171117 for the preparation of Planning, Specification and Estimates for GJMB and SBR intersection, not to exceed \$209,965.

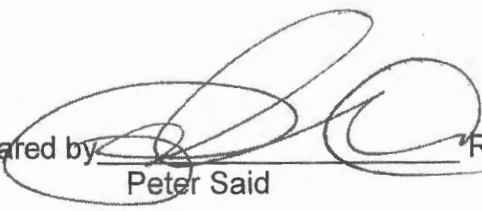
FISCAL IMPACT:

Reviewed by FORA Controller 

Staff time for this item is included in the approved annual budget. The contract SWO amounts are included in the approved FY 18-19 CIP.

COORDINATION:

Authority Counsel, Del Rey Oaks, Monterey, Seaside, Administrative Committee

Prepared by 
Peter Said

Reviewed by 
Jonathan Brinkman

Approved by  FOR
Michael A. Houlemard, Jr.

AMENDMENT 2 to AGREEMENT NO. FC-20171117 – “EXHIBIT D”

**GENERAL JIM MOORE BOULEVARD INTERSECTION AT SOUTH BOUNDARY ROAD
SERVICE WORK ORDER - W5 (SWO-W5)**

The specific intent of SWO-W5 is for the development of plans, specifications, and estimates used for prospective construction of an intersection at General Jim Moore Boulevard (GJMB) and South Boundary Road (SBR). The intersection is to stay within the Fort Ord Reuse Authority (FORA) Board approved Environmental Assessment/Initial Study for The GJMB and Eucalyptus Road Improvement Project (GJMB EA/IS) and Mitigated Negative Declaration (MND) project description filed with the State Clearinghouse March 18, 2005 No. 2005031096 and certified by the FORA Board on September 9, 2005.

• **GJMB** - *The proposed roadway will include the construction of new intersections at South Boundary Road; Del Rey Oaks Resort; Broadway Avenue, with an extension of Broadway Avenue to the realigned roadway; Eucalyptus Road/Coe Avenue; Hilby Avenue; and San Pablo Avenue..– GJMB EA/IS and MND*

SWO-W5: SCOPE OF SERVICES

Upon approval by FORA, and upon notice to proceed from the Project Manager, the CONSULTANT shall prepare and coordinate surveys, designs, specifications, bidding, and construction documents for the remaining work on GJMB. This is to include Utility Planning, Studies, and Reports and to the extent required any additional environmental documentation.

The roadway design, plans, specifications, and estimate documents may include, but not be limited to, the following features:

- Planning for Potable water pipelines by others, to Marina Coast Water District (MCWD) standards, including fire hydrants to Monterey and/or Del Rey Oaks City standards for spacing and flow rates (pipeline sizing and layout, materials and fittings to satisfaction of MCWD). Specific MCWD utility design to be done by others.
- Planning for Wastewater pipelines by others and laterals to accommodate development of Monterey City Parcels on the former Fort Ord, with development projections by City of Monterey and City of Del Rey Oaks (pipeline sizing and layout, in compliance with MCWD for the former Fort Ord Parcels, and Seaside-County Sanitation District (SCSD) pipeline sizing and layout in compliance with SCSD in the SCSD service Area). Specific utility design to be completed by others.
- Planning for future Recycle water transmission and distribution pipelines by others with details by MCWD and Monterey One Water (M1W) Pure Water Monterey (pipeline sizing and layout, materials and fittings by MCWD and M1W). Pipeline position related to roadway improvements shall consider a future installation.
- Street lighting to Del Rey Oaks City standards.
- Pavement drainage and on-site storm water disposal, in compliance with the 2005 FORA Storm Water Master Plan.

1.0 SWO-W5 Task 1. Project Initiation

1.1 Assemble and review the available maps, surveys, reports and studies that have previously been completed for the roadway corridor and distribute them to the project team.

- 1.2 Coordinate with FORA to develop and refine the specific Scope of Services for this Phase of Work, identify data needs, and confirm deliverables, schedules and commitments.

2.0 SWO-W5 Task 2. Environmental Services.

- 2.1 Review the approved CEQA/NEPA documentation (Environmental Assessment/Initial Study or EA/IS) and associated technical studies, project plans, and other relevant background documents.
- 2.2 In compliance with Mitigation Measure MM-4 from the CEQA/NEPA document, conduct preconstruction surveys for sand gilia and seaside bird's beak. The survey results will inform project design to avoid or minimize potential impacts. If impacts cannot be avoided, an incidental take permit may be required in accordance with Mitigation Measures MM-5. This scope of work assumes impacts to these listed plant species will be avoided.
- 2.3 Review the existing Biological Opinion and assess the project site conditions to determine the conditions applicable to the proposed project. This scope of work assumes that potential impacts to California tiger salamander will be avoided through implementation of the conditions in the Biological Opinion.

3.0 SWO-W5 Task 4. Preliminary Engineering.

- 3.1 Prepare a schematic Roundabout Feasibility Study for the subject intersection, with the appropriate traffic warrants. Prepare a Cost Benefit/Analysis for each, and a Comparative Analysis. Prepare the presentation material for a preliminary design review (PDR).
- 3.2 Inquire with the Cities of Del Rey Oaks and Monterey, Marina Coast Water District (MCWD), Seaside County Sanitation District, and PG&E for information on future utility demands and service needs in the area of the subject intersection.
- 3.3 Geotechnical Engineer to assess existing Geotechnical Investigations and prepare any new recommendations. This scope of work assumes that no new field borings will be required.
- 3.4 Conduct 2 percolation tests at the subject intersection to evaluate the potential to infiltrate stormwater runoff for stormwater management.
- 3.5 In compliance with MM-8, a Certified Arborist will conduct a field inventory of protected trees within the construction limits using GPS equipment. The inventory will be used to inform the project design to minimize impacts to protected trees. The inventory will include: identification of all protected trees by species, size, and class (including landmark/heritage trees); assess tree health; and all other pertinent tree information required by code. A map will be prepared depicting the locations of all protected trees along with a corresponding table of tree information collected.
- 3.6 Prepare a Basis of Design Report to summarize information obtained above and the criteria for what standards the intersection will be designed to.
- 3.7 Prepare 30% Improvement Plans and Preliminary Cost Estimates per the Basis of Design Report. For this scope of work it is assumed for all plans that a roundabout alternative will be determined feasible and preferred in Task 3.1 as compared to a signalized intersection. 30% Plans to include an intersection sight distance analysis, proposed lane configuration, typical street sections, preliminary plan and profile information, schematic drainage design, and preliminary limits of grading.

- 3.8 Prepare earthwork calculations of the 30% Improvement Plans to evaluate cut and fill quantities.
- 3.9 In compliance with MM-8, a Certified Arborist will prepare a draft tree removal, protection, and replacement plan (draft tree plan) for the proposed project based on the 30% Improvement Plans. The draft tree plan will indicate the location of each protected tree to be removed for grading and/or construction; the location of trees that are proposed for relocation; the location of protected trees that are located adjacent to grading and/or construction limits (i.e. within fifty feet); and will indicate that all oak trees, which require pruning are pruned by a Certified Arborist prior to initiation of construction activities.
- 3.10 Coordinate with project stakeholders to review plans and reports, answer questions, address comments, and attend meetings.

4.0 SWO-W5 Task 5. Design Engineering

- 4.1 Upon notice to proceed from the Project Manager, prepare 60% Improvement Plans, Specifications and Estimates, including Water Pollution Control Drawings, for a potential construction contract to build the GJMB/SBR Intersection. Submit (10) progress prints to FORA for distribution and review.
- 4.2 Prepare a Hydrology Report for the subject intersection to document how stormwater runoff will be retained on-site.
- 4.3 Prepare earthwork calculations of the 60% Improvement Plans to evaluate refined cut and fill quantities.
- 4.4 Based on input from the Cities of Del Rey Oaks and Monterey, MCWD, Seaside County Sanitation District, and PG&E, add information to the Improvement Plans for the future utilities anticipated to traverse through the subject intersection. Utilities will not be designed or included for construction on the Improvement Plans, but will be shown for reference only.
- 4.5 Prepare a street light design of the subject intersection, including a photometric plan.
- 4.6 The project team will review the draft tree plan prepared for the 30% Improvement Plans and discuss potential plan revisions to further avoid and minimize impacts to protected trees. The tree plan will be finalized based on plan revisions and submitted to the local jurisdiction(s) to facilitate the tree removal permit(s) process.
- 4.7 Coordinate with project stakeholders to review plans and reports, answer questions, address comments, and attend meetings regarding the 60% Improvement Plans. Coordinate Phasing requirements with the FORA CIP, FO14 South Boundary Project.
- 4.8 Geotechnical Engineer shall review the 60% Improvement Plans for conformance to the project recommendations.
- 4.9 Address comments received and prepare 90% Improvement Plans, Specifications and Estimates for the subject intersection. Submit (10) progress prints to FORA for distribution and review.
- 4.10 Address comments received and prepare 100% Improvement Plans for bidding. Prepare (25) final drawings and (25) final specifications packages for distribution.

5.0 SWO-W5 Task 6. Bid Assistance

- 5.1 Assist FORA with the preparation of front end bid documents suitable for contract and review by a federal agency (Economic Development Agency).
- 5.2 FORA shall be responsible for posting the bid documents on electronic bid sites and for any distribution of hard copies. FORA will control the bidding process conducting the prebid meeting, collecting requests for information (RFIs), disseminating the RFI responses and any addendums. FORA will also conduct the bid opening. Whitson Engineers will provide bid support, review and answer RFIs and prepare addenda to bid solicitation documents. Participate in project pre-construction planning, and project kick-off.

6.0 SWO-W5 Task 8. Miscellaneous Tasks and Project Management

- 6.1 Attend additional meetings and assist FORA staff with reviewing and coordinating the Improvement Plan submittal package with local agencies and stakeholders.
- 6.2 Perform miscellaneous tasks and prepare miscellaneous exhibits as requested by FORA.

SWO-W5: DELIVERABLES

- 1.0 SWO-W5 Task 1**
 - 1.1 *List of Documents, Maps, and Plans received for use*
 - 1.2 *Refined Scope of Services*
- 2.0 SWO-W5 Task 2**
 - 2.1 *N/A*
 - 2.2 *Botanical Survey Map and Memorandum*
 - 2.3 *N/A*
- 3.0 SWO-W5 Task 3**
 - 3.1 *Roundabout Concept Feasibility Cost/Benefit Analysis*
 - 3.2 *N/A*
 - 3.3 *Geotechnical Assessment Letter*
 - 3.4 *Percolation Data Report*
 - 3.5 *Tree Inventory Report*
 - 3.6 *Basis of Design Report*
 - 3.7 *30% Plans (PDF and 10 copies)*
 - 3.8 *Earthwork Memorandum*
 - 3.9 *Draft Tree Removal Plan*
 - 3.10 *N/A*
- 4.0 SWO-W5 Task 4**
 - 4.1 *60% Plans, Specifications, and Estimate (PDF and 10 copies of plans)*
 - 4.2 *Hydrology Report (PDF)*
 - 4.3 *.Updated Earthwork Memorandum*
 - 4.4 *N/A*
 - 4.5 *Photometric Plan and Street Light Plan*
 - 4.6 *Final Tree Removal Plan*
 - 4.7 *N/A*
 - 4.8 *Geotechnical Engineer Review Letter*
 - 4.9 *90% Plans, Specifications, and Estimate (PDF and 10 copies of plans)*
 - 4.10 *100% Plans, Specifications, and Estimate (PDF and 25 copies of plans)*
- 5.0 SWO-W5 Task 5**

- 5.1 *Front End Bid Specifications*
- 5.2 *RFI Responses*
- 6.0 *SWO-W5 Task 6***
 - 6.1 *N/A*
 - 6.2 *Miscellaneous Tasks and Exhibits as Requested*

SWO-W5: TIME OF PERFORMANCE

Following execution of this Contract, and with authorization to proceed from FORA, CONSULTANT shall prepare and provide all services for Work Order W5 (SWO-W5) within 360 calendar days. Progress events shall be as follows from date of authorization:

- At 30 days CONSULTANT shall submit deliverables for SWO-W5 Task 1
- At 60 days CONSULTANT shall submit deliverables for SWO-W5 Task 2
- At 120 days CONSULTANT shall submit deliverables for SWO-W5 Task 3
- At 210 days CONSULTANT shall submit deliverables for SWO-W5 Task 4

SWO-W5: COMPENSATION

At no point in the progress of the work shall CONSULTANT submit or FORA honor requests for payment, which exceed the verified progress, measured as submittals made or in active progress and development. Monthly progress payments will be made to CONSULTANT to the maximum payable for the submittal that the progress payment is funding.

SWO-W5 Task 1	<u>\$3,200</u>
SWO-W5 Task 2	<u>\$32,887</u>
SWO-W5 Task 3	<u>\$72,058</u>
SWO-W5 Task 4	<u>\$91,500</u>
SWO-W5 Task 5	<u>\$4,160</u>
SWO-W5 Task 6	<u>\$6,160</u>
Total Compensation	\$209,965