
File ID: 2026-01627

10/13/2026

[Contract Supplement] Budgetary Adjustments and Supplemental Services Agreement for the Sacramento River Parkway Project (K15185000) [Published for 10-Day Review 09/30/2026]

File ID: 2026-01627

Location: District 7

Recommendation: Adopt a **Resolution:** 1) authorizing the City Manager or designee to increase the revenue and expenditure budgets of the Sacramento River Parkway Project (K15185000) by \$2,970,000 (Federal Capital Grants, Fund 3703); 2) authorizing the City Manager or designee to execute Supplemental Agreement No. 13 to City Agreement No. 2022-0035 with Wood Rodgers, Inc. in an amount not-to-exceed \$2,322,124, for a new not-to-exceed amount of \$3,098,424; and 3) resetting the City Manager or designee's administrative authority to issue supplemental agreements with Wood Rodgers, Inc. for City Agreement No. 2022-0035.

Contact: Jesse Gothan, Supervising Engineer, (916) 808-6897, jgothan@cityofsacramento.org; Ofelia Avalos, Engineering Services Division Manager, (916) 808-5054, oavalos@cityofsacramento.org; Department of Public Works

Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Resolution
- 3-Professional Services Agreement

Additional Description/Analysis

Issue Detail: In 1975, the Sacramento City Council adopted the Feasibility Study and Sacramento River Parkway Master Plan, establishing a vision for public recreational access along the Sacramento River from Freeport to the American River confluence while protecting and enhancing natural resources. The 1997 Sacramento River Parkway Plan Update preserved the ultimate vision for an off-street, multi-use riverfront trail. It also addressed surrounding land uses, security, privacy, and design. The City Council approved the plan's Environmental Impact Report on October 21, 1997.

The American and Sacramento River Parkway Plans 2012 Implementation Program was approved by passage of Resolution 2012-390. This document outlines the procedures to acquire necessary easement rights to complete the Sacramento River Parkway.

In 2021, the Sacramento Area Council of Governments (SACOG) awarded the City federal funds to initiate preliminary engineering and secure environmental clearance for the Sacramento River Parkway Project in the Pocket-Greenhaven community. Subsequently in 2022, Wood Rodgers was selected through a competitive solicitation to provide professional services to provide preliminary engineering and environmental clearance for the four-mile segment between Garcia Bend Park and Zacharias Park.

The project team prepared preliminary designs for a paved levee-top multi-use path, evaluated eight possible neighborhood access ramp sites, and gathered community input to select convenient locations. To enhance trail access, pedestrian crossings and intersections along Riverside Boulevard/Pocket Road will also be improved.

In 2023, SACOG awarded \$6,803,000 to fund both the right of way acquisition and construction of the trail for Segment 1, between Garcia Bend Park and Audubon Circle, once the preliminary engineering and environmental reviews were completed.

With the limits, access points, crossings, and trail geometry defined, On October 14, 2025, the City Council approved Resolution No. 2025-0274, formally accepting the preliminary design and adopting the Environmental Impact Report (EIR) Addendum for the Sacramento River Parkway Project (K15185000). On May 26, 2026, Caltrans certified the Categorical Exclusion determination for the project pursuant to the requirements of the National Environmental Policy Act (NEPA), completing the environmental review phase.

On July 15, 2026, Caltrans authorized \$2,420,000 for the Segment 1 right of way phase, and an additional \$550,000 for final design for the full project limits, totaling \$2,970,000. Approval by the City Council is necessary to appropriate the federal funds to the Sacramento River Parkway Project (K15185000) and execute Supplemental Agreement No. 13 to City Agreement No. 2022-0035 with Wood Rodgers to complete final design and right of way services.

Policy Considerations: The actions requested herein are consistent with the City's goals of improving and expanding public safety, creating walkable communities, and enhancing overall livability. The actions requested herein are consistent with the City's goals of creating walkable and bikeable communities and enhancing overall livability. Specific goals the project addresses are as follows:

M-1.11: Increase Bicycling and Walking. The City shall strive to increase bicycling and walking

citywide so that it can meet its equity, reduced vehicle miles traveled, and sustainability goals;

M-1.17: Improve Bicycling Connectivity. The City shall plan and seek funding for a continuous, low-stress bikeway network consisting of bicycling-friendly facilities that connect neighborhoods with destinations and activity centers throughout the city;

M-1.18: Bicycling Safety. When designing projects, the City shall prioritize designs that strengthen the protection of people bicycling such as improvements that increase visibility of bicyclists, increase bikeway widths, raise bikeways, design safer intersection crossings and turns, and separate bikeways from driving traffic wherever feasible;

M-1.19: Walking Safety. When designing projects, the City shall prioritize designs that encourage walking and improve walking safety best practice designs and considerations for efficiencies in walking;

LUP-2.2 Interconnected City. The City should establish a network of interconnected activity centers, corridors, parks, and neighborhoods that promote walking, bicycling, and mass transit use as viable alternatives to private vehicles;

YPRO-1.15 Path Connections. The City shall maintain existing and pursue new connections to local and regional shared-use paths, especially when connecting to public parkland;

YPRO-1.17 - Waterway Recreation and Access: The City shall work with regional partners, State agencies, non-profit and community groups, private landowners, and land developers to manage, preserve, improve, and enhance use and access to the Sacramento and American River Parkways, urban waterways and riparian corridors to increase public access for active and passive recreation and habitat values;

YPRO-1.18 Integrated Parks and Recreation System. The City shall continue to provide an integrated system of parks, open space areas, and recreational facilities that are safe, connect diverse communities, acknowledge neighborhood context, protect and provide access to nature, integrate with adjacent developments, and make efficient use of land and open space.

As part of the 2040 General Plan, the Pocket/Greenhaven Community also includes the following policies:

PG-YPRO-1 River Parkway. Concurrent with the Sacramento River Parkway Project, the City shall explore ways to add accessible pedestrian entrances from adjacent neighborhoods to the shared-use path along the river, including by formalizing existing informal access points, particularly focusing on residential areas that lack park access within a 10-minute walk.

PG-YPRO-2 Parkways/Greenways. The City shall continue to improve and maintain the parkway/greenbelt network and public open spaces, including removing fencing and gates and adding access points where feasible, and by exploring strategies to improve connections between greenways and to the Sacramento River Parkway.

The recommendations in this report are in accordance with Sacramento City Code Section 3.56.090 which requires any agreement of \$250,000 or more to be approved by City Council, and Sacramento City Code Section 4.04.020 and Sacramento City Council Rules of Procedure, Chapter 7, Section E.2.d, which requires additional posting time for all agreements greater than \$1 million; this item was published for 10-day review on September 30, 2026, in compliance with the City Code.

Economic Impacts: None.

Environmental Considerations:

California Environmental Quality Act (CEQA): On October 14, 2025, the City Council based on its review of the previously certified EIR for the Sacramento River Parkway Plan Update, the previously adopted Findings of Fact and Findings of Overriding Considerations, the 2019 Addendum, and the Initial Study and Addendum for the Project, approved Resolution No.2025-0274 and found that the EIR and Addendum reflect the City Council's independent judgment and analysis, and certified the EIR and the Addendum for the proposed Project, and re-adopted the Findings of Fact and Findings of Overriding Considerations.

National Environmental Policy Act (NEPA): On May 26, 2026, Caltrans as the NEPA lead agency, approved the NEPA Categorical Exclusion for the project, determining it as a Categorical Exclusion under 23 CFR 771.117(c)(3).

Sustainability: The proposed project supports City Council's sustainability priorities. The transportation sector accounts for 57% of community-wide greenhouse gas emissions, the largest single sector in the community. The City's Climate Action Plan includes several implementation measures to reduce vehicle trips. The project would increase active transportation, reduce vehicular trips, and help ensure more efficient vehicular flow. These actions will reduce greenhouse gas emissions and help improve local air quality.

Commission/Committee Action: The Sacramento River Parkway Project was presented as a discussion item to the Active Transportation Commission on June 15, 2023. The project was presented to the Disabilities Advisory Commission (DAC) as a discussion item on September 4, 2024, requesting that the project improve access to Sleepy River Way. Improvements to this access location have been included in the project.

Rationale for Recommendation: City Council action is required to appropriate federal funding to the

project and to execute a Supplemental Agreement No. 13 to City Agreement No. 2022-0035 with Wood Rodgers, Inc.

On July 15, 2026, Caltrans authorized \$2,420,000 for right of way acquisitions and an additional \$550,000 for final design. Approval by the City Council is necessary to appropriate the federal funds to the Sacramento River Parkway Project (K15185000).

In Spring 2021, the City advertised a competitive selection process for professional services to choose a consulting firm for preliminary engineering, and Wood Rodgers was hired following the award of City Agreement No. 2022-0035. The procurement process was structured so the City could award the final design contract contingent upon satisfactory performance during preliminary engineering and environmental clearance. Wood Rodgers, Inc., the top ranked firm of the selection process, successfully completed the initial phase, meeting all requirements and expectations. Based on this performance, staff recommends awarding the next phase-including plans, specifications, estimates (PS&E), and right of way (ROW) services-to Wood Rodgers, ensuring continuity and expertise as the project moves to final design and bid advertisement.

Financial Considerations: The estimated cost to complete the final design of the project, acquire the right-of-way needed to construct the planned segment one between Garcia Bend Park and Audubon Circle, and initiate the process of securing the right-of-way needed to construct the planned second phase through Zacharias Park is approximately \$3,870,000. With the approval of \$2,970,000 (Federal Capital Grants, Fund 3703), there will be sufficient funding to execute Supplement Agreement No. 13 to City Agreement No. 2022-0035 with Wood Rodgers, Inc. in an amount not-to-exceed \$2,322,123 and complete final design of the project while securing the right of way needed to construct the project through Audubon Circle.

Local Business Enterprise (LBE): This is a federally funded project, therefore the City's LBE requirements are held in abeyance.

RESOLUTION NO.

Adopted by the Sacramento City Council

BUDGETARY ADJUSTMENTS AND PROFESSIONAL SERVICES AGREEMENT FOR THE SACRAMENTO RIVER PARKWAY PROJECT (K15185000)

BACKGROUND

- A. The proposed Sacramento River Parkway Project (K15185000) includes the construction of a levee-top multi-use trail adjacent to the Sacramento River, to close a gap in the trail network between Garcia Bend Park and Zacharias Park.
- B. The project was awarded federal grant funding to perform preliminary engineering and environmental clearance, and to prepare Plans, Specifications, and Estimate (PS&E).
- C. In 2022, Wood Rodgers was selected through a competitive solicitation and awarded a professional services agreement (City Agreement No. 2022-0035) to provide preliminary engineering and environmental clearance.
- D. On October 14, 2025, the City Council certified the addendum to the California Environmental Quality Act Environmental Impact Report and approved the preliminary plans for the project (Resolution No. 2025-0274).
- E. On July 15, 2026, Caltrans authorized \$2,420,000 of right of way funding for Segment 1 of the project, which is between Garcia Bend Park and Audubon Circle, and an additional \$550,000 for engineering for a total of \$2,970,000 of federal funds.
- F. Approval by the City Council is necessary to appropriate the federal funds to the Sacramento River Parkway Project (K15185000) and execute Supplemental Agreement No. 13 to City Agreement No. 2022-0035 with Wood Rodgers to complete final design and right of way acquisition services.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Manager or designee is authorized to increase the revenue and expenditure budgets of the Sacramento River Parkway Project (K15185000) by \$2,970,000 (Federal Capital Grants, Fund 3703).
- Section 2. The City Manager or designee is authorized to execute Supplemental Agreement No. 13 to City Agreement No. 2022-0035 with Wood Rodgers, Inc. in an amount-not-to exceed \$2,322,124, for a new not-to-exceed amount of \$3,098,424.
- Section 3. The City Manager or designee's administrative authority to issue supplemental agreements with Wood Rodgers, Inc. for City Agreement No. 2022-0035 is reset.

Contract Routing Sheet

☐ **Payment / Performance Bond Only**

General Routing Information

Department: Public Works Department
 Contract Coordinator: Raquel Gonzalez Email: RAgonzalez@cityofsacramento.org
 Effective Date: _____ Expiration Date: 12/31/2026
 Grant/Project Name: SACRAMENTO RIVER PARKWAY
 Other Party: WOOD RODGERS, INC.
 Original Not to Exceed Amount: \$ 776,300.66
 Assessor's Parcel Number(s): N/A
 Project Number: K15185005 Bid/RFQ/RFP#: P21151131009

Supplements/Addendums/Change Orders ☒

Adjusted Amount of this Change (+/-): \$ 2,322,123.52 New Not to Exceed Amount: \$ 3,098,424.18
 Change In Scope: Yes
 Original Contract Number: 2022-0035 Supplement Number: 13

Council Approval ☒

Original Meeting Date: _____ Council File ID: _____
 Supplement Meeting Date: _____ Council File ID: 2026-

Processing Information

- | | |
|---|--|
| ☐ Clerk's Office to Mail for Recording | ☐ Return to Dept for Recording |
| ☐ Return to Dept for Other Party Signature | ☐ Construction Related |
| ☐ Real Estate | ☐ Additional Originals Attached – Return to Dept. |

Add notes/instructions, including any other contract or council file ID numbers related to this agreement:

AWARD/COUNCIL DATE: TBD

Signing Authority - Department Directors up to \$100K; \$100K - \$250K City Manager or Assistant City Manager; \$250K+ Council Approval & Council Appointee or designee.

08/25/2026

Department Review and Routing

AB 339 Review Confirmation (if needed) N/A
 Sign CONTRACTS: Raquel Gonzalez
 Sign PROJECT MANAGER: Raquel Gonzalez
 Sign SUPERVISOR: _____
 Sign DIVISION MANAGER: _____

CITY OF SACRAMENTO - DEPARTMENT OF PUBLIC WORKS
SUPPLEMENTAL AGREEMENT

Supplemental Agreement #: 13

Project Title:
Sacramento River Parkway

Contract #:	2022-0035
Purchase Order #:	
Job #:	15001121

The City of Sacramento ("City") and **Wood Rodgers, Inc.** ("Contractor"), as parties to that certain Professional Services Agreement designated as Agreement Number **2022-0035** including any and all prior supplemental agreements modifying said agreement (said agreement and supplemental agreements are hereby collectively referred to as the "Agreement"), hereby supplement and modify the Agreement as follows:

1. The Scope of Services specified in Exhibit A of the Agreement is amended as follows:

See Exhibit A

2. In consideration of the additional and/or revised services described in section 1, above, the maximum not-to-exceed amount that is specified in Exhibit B of the Agreement of Payment of Contractor's fees and expenses, is changed by \$2,322,123.52 and said maximum not-to-exceed amount is amended as follows:

The original not-to-exceed amount:	\$645,311.03
The net change by previous Supplemental Agreements:	\$130,989.63
The not-to-exceed amount prior to this Supplemental Agreements:	\$776,300.66
The contract sum will be increased by this Supplemental Agreement:	\$2,322,123.52
The new not-to-exceed amount including all Supplemental Agreements:	\$3,098,424.18

3. Contractor agrees that the amount of increase or decrease in the not-to-exceed amount specified in section 2, above, shall constitute full compensation for additional and/or revised services specified in section 1, above, and shall fully compensate Contractor for any and all direct and indirect costs that may be incurred by Contractor in connection with such additional and/or revised services, including costs associated with any changes in work schedules or in the performance of other services or work by Contractor. The time for the performance of the agreement is increased by **0 Days** by reason of the performance of the work required by this Supplemental Agreement.

4. Contractor warrants and represents that the person or persons executing this supplemental agreement on behalf of Contractor has or have been duly authorized by Contractor to sign this supplemental agreement and bind Contractor to the terms hereof.

5. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Contractor shall perform all the services, duties, obligations and conditions required under the Agreement, as supplemented and modified by this supplemental agreement.

Approval Recommended By:

Project Manager

Approved as to Form By:


Michael Fry (Aug 31, 2026 13:37:49 PDT)
City Attorney

Approved By:


Tim Chamberlain (Aug 27, 2026 09:11:12 PDT)
Contractor

Approved By:

City of Sacramento Executed Date

Attested to By:

City Clerk

CITY OF SACRAMENTO - DEPARTMENT OF PUBLIC WORKS SUPPLEMENTAL AGREEMENT - EXHIBIT A

Project: Sacramento River Parkway

SA #: 13

ITEM #	Reason	Description	Amount
13	Changed/Unforeseen Conditions	This supplement is authorizing the following: 1) Additional budget for the PS&E and Right-Of-Way phase of this project. 2) ICR update and profit increase to 10% for Wood Rodgers and ICR rate update for KMP. 3) COLA rate increase and staff updates for Wood Rodgers. 4) New sub consultant Monument added to the agreement/project. Updated 10-Hs and budget summary are included.	\$2,322,123.52
(Client Initiated Changes) Sub-Total =			\$0.00
(Changes to Bid Documents) Sub-Total =			\$0.00
(Changed/Unforeseen Conditions) Sub-Total =			\$2,322,123.52
Total =			\$2,322,123.52

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(Rev 10/22/96) Sacramento, CA

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July 29, 2026

City of Sacramento, Department of Public Works
Attention: Jesse Gothan, Project Manager
915 I Street
Sacramento, CA 95814

RE: K15185005 – Sacramento River Parkway, PS&E and Right-of-Way Phase – Amended Scope of Work and Updates to 10-H and ICR – Supplement No. 13 (Revised)

Dear Mr. Gothan:

Wood Rodgers has prepared this supplemental request for the PS&E and Right-of-Way Phase on the Sacramento River Parkway project. This supplement request includes the scope of work and fee estimate for the next project phase and updates made to our 10-H Form.

Scope of Work for PS&E and Right-of-Way Phase

Per our discussion in recent months, Wood Rodgers has prepared the scope of services and fee estimate of the next phase work for the Sacramento River Parkway project. The scope of services includes Project Management, PS&E, Right-of-Way Engineering, and Public Outreach for both Segments 1 and 2 as defined in the City's project report. Efforts for the Right-of-Way appraisals and acquisitions for Segment 1 have been included in this scope, while the appraisals and acquisitions for Segment 2 have been deferred until funding is secured. This scope also includes supplemental environmental work, including on-going support for the CEQA document challenge, addressing the potential presence of Bald Eagles, and NEPA revalidation. The budgets developed are consistent with those provided in support of the project report and the SACOG grant application.

Updates to the Wood Rodgers 10-H, Indirect Cost Rate, and Subconsultants

As our original contract was executed in 2022 and we are now moving on from the PA&ED Phase, Wood Rodgers respectfully requests the following updates to our 10-H form and Indirect Cost rates:

- **ICR and Profit Increase** – Wood Rodgers requests approval to update the Indirect Cost Rate (ICR) to our approved FY 2024 rate of 191.81% and increase our profit rate to 10%. We have included an updated Certification of Indirect Costs form, as well as the Caltrans Acceptance ID letter.
 - Subconsultant KMP Strategies requests approval to update their Indirect Cost Rate to Caltrans approved rate of 260.31% (L2025-2035). Their profit will remain 7%. Updated Certification of Indirect Costs is included.
- **COLA Rate Increase** – Wood Rodgers requests to update the hourly base rates of employees listed on our existing 10-H who are not included on the Phase 2 cost proposal. These rates have been adjusted by the 2026 Cost of Living Adjustment (COLA) rate of 2.8%. (Highlighted in Grey)



- **Employee Rate and Classification Updates** – Wood Rodgers requests to update the hourly base rates and classifications of employees listed on our existing 10-H who are also included in the Phase 2 cost proposal. These changes reflect each employee's current hourly rate and current classification. (Highlighted in Orange)
- **Staff Removals** – Wood Rodgers requests removal of employees who are no longer employed by our company. (Strikethrough in Red)
- **Staff Additions** – Wood Rodgers requests the addition of employees and classifications that were not included on our existing 10-H.
- **New Subconsultant** – Wood Rodgers requests the addition of subconsultant Monument ROW. They will lead the appraisal and acquisitions and support the City Real Estate Team.

We appreciate the opportunity to continue supporting this project and look forward to our ongoing partnership.

Please feel free to contact me if you have any questions or require additional information. Thank you for your consideration.

Respectfully,

James Pangburn, Principal Engineer

Attachments:

1. PS&E and Right-of-Way Scope of Services and Cost Proposal
2. Wood Rodgers 10-H for Supplement 13
3. 2026 COLA Rate Increase Breakdown and New Staff & Classifications
4. Caltrans Acceptance ID email for updated ICR
5. Certification of Indirect Costs and Financial Management System
6. Task, Budget, and Billing Summary for Supplement No. 13
7. KMP Strategies 10-H, Cost Proposal, Scope of Services, ICR Increase, ICR Certification
8. Monument ROW 10-H, Cost Proposal, and Scope of Services
9. GPA 10-H
10. Mark Thomas 10-H

PS&E and Right-of-Way, Segment 1

Task 10 – Project Management

Task 10.1 – Kick-Off Meeting & Project Development

Wood Rodgers will dedicate a Project Manager to coordinate all Consultant operations with City, including but not limited to, tracking progress of the scope of work and administering subcontracts. Wood Rodgers shall provide overall project management, coordination, and supervision of project staff to facilitate the performance of the work in accordance with standards and requirements of the City and other applicable standards and requirements.

Wood Rodgers will facilitate a project kick-off meeting for the PS&E / ROW phase and will continue conducting regular monthly Project Development Team (PDT) meetings with City. The consultant project manager will also conduct meetings and coordinate with other stakeholders and other agencies during technical workshops and focused meetings as necessary. Wood Rodgers will prepare agendas and meeting minutes, communication and distribution of project records and information, and responses to all internal requests for information about the project.

This scope assumes project management will be required over a twenty-four (24) month schedule.

Task 10.2 – Project Schedule

The consultant project manager will prepare a detailed Critical Path Method (CPM) schedule to track progress of the deliverables. The CPM schedule will be prepared using Microsoft Project and shall be based on the City of Sacramento template provided. Wood Rodgers will update the Project schedule monthly or as needed. Project schedule shall be logical, complete, and shall consider City peer reviews.

Task 10.3 – Progress Reporting

The consultant Project Manager shall prepare and submit monthly project progress reports to the City Project Manager. Wood Rodgers will provide regular reporting on the project status, including, but not limited to, project schedule including planned and actual target dates, contract budget, general progress on project tasks, and project issues and concerns. Progress reports will be attached to monthly invoices.

Task 10.4 – Quality Assurance/Quality Control

Prior to the submittal of any draft or final document to the City, an independent review by a senior engineer will be completed as part of our QA/QC review. The reviewer will verify that the documents are prepared in conformance to the contract requirements and generally accepted professional standards of engineering. Wood Rodgers' Project Manager has the general responsibility for ensuring that all elements of the QA/QC are complied with, including that adequate resources are available to perform quality work.

Task 10 Deliverables:

- Meeting agendas, minutes, and action items
- Progress reports (submitted monthly)
- CPM schedule (updated monthly)
- QA/QC documentation

Task 11 – Topographic Survey & Basemapping

11.1 – Aerial Photogrammetry

Wood Rodgers will conduct field surveys and office support to establish survey control for 18 flight crosses to be used for aerial topographic surveys and subsequent survey tasks. Aerial topographic survey to be provided by Synergy Mapping. The limits of aerial topographic survey will cover the limits of the entire project, including both Segment 1 and Segment 2.

11.2 – Supplemental Topographic Surveys

A Topographic Survey will be performed along the top of the Levee, through the limits of Segment 1 and Segment 2 (Garcia Bend Park to Zacharias Park). The survey will capture changes to the levee features made during the Army Corps of Engineers Levee Reinforcement Project. The cross-section intervals are expected to be collected at 100-foot intervals. Supplemental topographic survey will be performed at the previously surveyed access points within Segment 1 (Sleepy River Way, Country River Way, and Audubon Circle) and Segment 2 (Northpoint Way and Zacharias Park) to supply the necessary details as part of this project. Supplemental topographic surveys will be performed at Country River Way / Pocket Road, Rivertree Way / Riverside Blvd, and Ashore Way / Riverside Blvd to supply the necessary detail for pedestrian signal improvements. For areas along the levee that are currently within private property, Wood Rodgers will coordinate with the City to obtain right of entry.

11.3 – Boundary Survey & Easement Mapping

It is assumed that Wood Rodgers will be able to utilize line work from base map prepared by Psomas and will not need to establish a new base map. Wood Rodgers will conduct due diligence to verify the base map by performing field surveys to spot check monuments used in the base map and perform office analysis. Additional scope of services and budget may be needed if Wood Rodgers determines that the base map is not based adequate surveys. Wood Rodgers will order a Preliminary Title Report (PTR) for each of the 100 private parcels (\$850 per) for the use of plotting existing easements and confirming ownership.

Task 11 Deliverables:

- Topographic Survey (AutoCAD Civil 3D)
- Verified ROW Base Map (ACAD Civil 3D)
- Copies of Preliminary Title Reports

Task 12 – Public Outreach & Stakeholder Support

12.1 – Public Outreach & Stakeholder Support

KMP Strategies will provide additional public outreach services during the Final Design and PS&E phase of the Sacramento River Parkway Project, including support for right-of-way acquisition and finalization of the Safety Plan. Outreach services will include the following tasks:

Community Meetings – Plan and implement up to two (2) large community meetings to provide updates on project schedule, design progress, anticipated construction timeline, and Safety Plan. Meetings will include presentations, displays, and opportunities for public input. Meetings are anticipated approximately halfway through Final Design and near completion of Final Design.

Small Group / Property Owner Meetings – Facilitate up to 8–10 small group or one-on-one meetings focused on access point locations, privacy, and design considerations. Provide summaries of feedback and coordinate closely with Council District 7.

Right-of-Way Acquisition Outreach Support – Maintain and respond to project hotline and email inbox inquiries during ROW acquisition. Develop FAQs and messaging to support consistent, accurate communication regarding easements, privacy, and compensation. Document all interactions in the project inquiry log.

Safety Plan Finalization – Work with the project team to finalize the Sacramento River Parkway Safety Plan. Prepare a public-facing document, develop supporting outreach materials (fact sheets, infographics, FAQs), and present the final plan at community meetings. Support city staff and develop messaging with YPCE, Sac PD, and Park Rangers.

Collateral Materials – Develop up to six (6) outreach materials (e.g., fact sheets, postcards, mailers, signage, infographics) in English and Spanish. Materials will be copywritten, designed, and distributed to support outreach during PS&E, ROW acquisition, and Safety Plan finalization.

Ongoing Communication – Maintain and update the project webpage; prepare social media content as needed; support City and project partners in distributing timely updates on design, ROW, and safety measures.

Outreach Management & Strategic Guidance – Attend monthly meetings and check in outreach calls; provide project summary of completed activities; maintain outreach database of property owners and stakeholders; serve as primary point of contact for public concerns.

Technical Support During Public Outreach Activities

Wood Rodgers will support KMP and the City during the outreach activities listed above. This work may include developing graphic exhibits, assisting with presentations, attending public meetings, and meeting with key stakeholders face to face.

Task 12 Deliverables:

- Facilitation of Public Meetings and Preparation of Summary Reports
- Collateral Materials

Task 13 – Draft PS&E Development

Based on feedback received from the City during the review of the preliminary design and input received from the PDT, Wood Rodgers will prepare the construction documents for the proposed project.

Task 13.1 – 60% PS&E Submittal

A full set of plans and construction documents will be produced and submitted to the City for review. The 60% submittal will include the following plan sheets:

Estimated Plan Sheet Count

Sheet Name	Scale	# of Sheets
Title Sheet	N/A	1
Survey Control Sheet	1"=100'	6
Typical Cross Sections	N/A	2
Key Map	1"=800'	1
Plan and Profile	1"=40'	20
Construction Details	1"=20' (Access Ramps) 1"=10' (Curb Ramps)	10
Retaining Wall	1"=20' (Layout)	7

	N/A (Details)	
Drainage Plans and Profile	1"=40'	5
Utility Plan	1"=40'	8
Erosion Control	1"=40'	13
Signing and Striping	1"=40'	13
Electrical Plan	1"=40', 1"=20'	10
Planting and Irrigation	1"=40'	10
Structure Plan	1"=20'	2
Total		108

Note: This sheet count estimate includes plan sheets for both segments 1 and 2.

Engineer's Estimate – Wood Rodgers will prepare a detailed Construction Cost Estimate will be prepared based on the Caltrans Basic Engineer's Estimate System (BEES)

Technical Specifications – Wood Rodgers will prepare technical specifications consistent with City of Sacramento standards and templates for federally funded projects. It is anticipated that the City will provide the appropriate boiler plate specifications for inclusion into the construction contract documents. The cost estimate will include bid items, quantities, and unit costs for each item of construction. Cost will be estimated based on recent bid openings from the City and Caltrans cost data information. Bid document and special provisions will use current City of Sacramento and include Federal requirements and technical specifications.

Task 13.2 – 90% PS&E Submittal

Wood Rodgers will update the PS&E to address comments from the City on the 60% plans. All revised deliverables will be submitted to the City.

Task 13.3 – Geotechnical Design Report (GDR)

Wood Rodgers will explore and evaluate the subsurface conditions at the five different access point locations along the project alignment and provide design- level geotechnical recommendations to support design of the project. Based on an initial desk study review there is existing geotechnical information at each of the access points and so field investigation efforts for ramp access design will focus of shallow sampling techniques to provide bulk disturbed soil samples for soil classification testing purposes. Up to three shallow borings will be performed at each access point location to provide information for geotechnical recommendation for pavement and/retaining wall design as appropriate to each access point. The field investigation program will include limited laboratory testing to classify the materials encountered. Engineering analysis will be performed to support design , and preparation of a Geotechnical Design Report (GDR). To prepare the GDR, we will:

- Review available desk study information to identify existing relevant information and help plan the number and location of explorations points.
- Perform a site reconnaissance to review project limits, existing conditions, determine exploration equipment access, and mark exploration locations for utility clearance.
- Notify subscribing utility companies via Underground Service Alert (USA) a minimum of two working days (as required by law) prior to performing exploratory excavations at the site.
- Obtain required drilling permits and coordinate with the City for site access. Any required rights of entry (City of Sacramento, USACE, etc.) will be secured by the Client prior to field explorations.

- Perform up to three (3) shallow borings (approximate depths of 5-feet each) at each ramp access location. It is assumed that boring locations will be accessible with a track mounted drill rig.
- Obtain representative disturbed soil samples from the borings.
- Log the borings in general accordance with the Unified Soil Classification System (USCS).
- Upon completion, backfill the borings with the excavated soil.
- Perform laboratory tests to evaluate pertinent geotechnical parameters. Tests to include: grain size analysis, Atterberg limits; expansion index, R-value, and corrosivity testing.
- Prepare finalized borings logs and laboratory test results.
- Analyze field and laboratory data, conduct engineering analysis and prepare a Geotechnical Engineering Report to include the following:
 - Scope of work summary, project description, field exploration program summary.
 - Site Plan showing locations of the exploratory borings.
 - Logs of the exploratory borings, including depth to groundwater (if encountered).
 - Site geology and subsurface conditions.
 - Summary of laboratory testing program
 - Earthwork and grading recommendations.
 - Design recommendations for short retaining walls.
 - Design recommendations for retaining walls(type(s), allowable bearing capacity, and earth pressures.
 - Pavement structural section recommendations based on Traffic Indices provided by others.
 - Construction considerations

Task 13 Deliverables:

- 60% submittal
- 90% submittal
- Draft and final GDR

Task 14 – Right of Way Engineering & Utility Coordination

Task 14.1 – Plats & Legals

Wood Rodgers will prepare Plats and Legal Descriptions for Right of Way and TCE for 11 acquisition parcels required for Segment 1. (22 total sets of plats and legal descriptions)

Task 14.2 – “B” Plan Submittal to Utilities

Based on the 60% plans, Wood Rodgers will prepare utility conflict maps and “B” letters to the affected owners. The conflict maps will be 11x17 and based on the utility plans. Wood Rodgers will update the utility matrix to include correspondence with the affected owners.

Task 14.3 – “C” Plans Submittal to Utilities

Upon receipt of claim letters and relocation plans from the affected owners, Wood Rodgers will:

- Review relocation plans for compliance with the project design. Redline comments using Blue Beam will be provided.
- Planned relocations will be updated on the plans.
- Prepare utility certification documents as required by the LAPM.
- Assist in preparing the right of way certification form.
- Facilitate review of the right of way certification package through Caltrans Local Assistance right of way staff
- Distribute final plans and Notice to Owners to the affected utilities
- Update the project specifications to include utility relocation activities.

Task 14 Deliverables:

- Plats and legal descriptions
- Utility "B" letters
- Utility "C" letters

Task 15 – Right of Way Appraisals & Acquisitions

Task 15.1 – Right of Way Project Management & Coordination (Monument)

The right of way project manager will organize and track the activities and deliverables described below. Project management coordination to include one kickoff meeting and two status meetings per month for a six-month duration.

Task 15.2 – Right of Way Appraisals & Acquisitions (Monument)

This initial phase of the project impacts properties along the east levee of the Sacramento River from Garcia Bend Park north to Audubon Circle. While many of these properties are currently owned by the City, it may be necessary for property rights to be acquired from up to nine privately-owned properties. Monument will work closely with the Project Engineer and the City to ensure that all necessary property rights are acquired to allow for construction of the Project.

All services will be performed in accordance with all applicable statutory and regulatory requirements, including: the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (49 CFR Part 24), as amended; the Caltrans Right-of-Way Manual; the Real Property Acquisition Guidelines (Title 25, California Code of Regulations); and the City's own policies and procedures.

Appraisals

All appraisals and appraisal reviews used for the acquisition of real property will be prepared in accordance with 49 CFR Part 24 and the Uniform Standards of Professional Appraisal Practice (USPAP). A single self-contained appraisal report will be prepared for each property acquisition that will contain relevant project-related data, subject property information, market comparables, and an analysis of the appraiser's value conclusions.

During the appraisal process, Monument will be responsible for the following tasks:

- Prepare appraisal scope, fee, and schedule for each property.
- Prepare and deliver appraisal notices to property owners.
- Conduct field reviews of property with appraiser.

- Make weekly contact with appraisers to update progress.
- Review appraisal reports for quality and accuracy.

Appraisals will be prepared in accordance with USPAP requirements, and will contain the following:

- Adequate description of the physical characteristics of the property being appraised (and, in the case of a partial acquisition, an adequate description of the remainder).
- Any identified personal property.
- Statement of any known or observed encumbrances and the location, zoning, present use, and year sales history of the property.
- An analysis of the property's highest and best use.
- All relevant approaches to value consistent with established federal appraisal practices. If more than one approach is used, there will be an analysis and reconciliation of the approaches to support the appraiser's opinion of value.
- A listing and analysis of comparable sales, including a description of all relevant physical, legal, and economic factors such as parties to the transaction, source, and method of financing, and verification by a party involved in the transaction.
- A statement of the value of the real property interest to be acquired and, for a partial acquisition, a statement of value of the damages and benefits, if any, to the remaining real property where appropriate.
- Effective date of valuation and date of appraisal report, with signed certification of the appraiser.

Appraisal Review

Review appraisals will be provided for each appraisal, in accordance with State and Federal law and City policy as required. The review appraiser will, as appropriate:

- Identify the intended users and use of the review, and the purpose of the assignment.
- Identify the following for each appraisal under review:
 - Appraiser and firm who completed the assignment.
 - Subject property.
 - Effective date of the appraisal and opinion of value.
 - Property and ownership interest appraised.
- Identify the scope of work to be performed.
- Develop an opinion as to the completeness of the material under review, given the scope of work applicable in the assignment.
- Develop an opinion as to the apparent adequacy and relevance of the data and the propriety of any adjustments to the data, given the scope of work applicable in the assignment.
- Develop an opinion as to the appropriateness of the appraisal methods and techniques used, given the scope of work applicable in the assignment, and develop the reasons for any disagreement.
- Develop an opinion as to whether the analyses, opinions, and conclusions are appropriate and reasonable, given the scope of work applicable in the assignment, and develop the reasons for any disagreement.
- Review appraisals will be forwarded to the City for establishment of just compensation prior to the preparation of offers to acquire the proposed land rights for the project.

Acquisition and Negotiation

Based on our understanding of the project and information provided by the City, Monument assumes that the Project will require the acquisition of property rights from up to 9 owners. Monument will provide all services required for the City to purchase the right-of-way required to construct the Project. All tasks will be performed in accordance with applicable Federal, State and local regulations, and the City's internal policies and procedures. Specifically, Monument will:

- Coordinate and manage the acquisition process with the City, legal counsel, design team, property owners, and tenants along with the title company, appraisers, and other consultants to insure effective cross-discipline communications.
- Review right-of-way plans, appraisal reports, title reports, appraisal maps and legal descriptions and all other pertinent documents.
- Prepare acquisition offer packages consisting of the City's written purchase offer, appraisal summary statement, acquisition brochure, acquisition agreement, conveying instruments (Grant Deed, Permanent and/or Temporary Easements, etc.), Certificate of Acceptance, recommendation of Just Compensation, plat maps and legal descriptions, and Title VI Information.
- Monument's acquisition agent will attempt to meet personally with each property owner to present the offer and discuss the acquisition process.
- Negotiate in good faith with each property owner or their agent or representative and address any questions or concerns that may arise during the acquisition process.
- Establish and maintain an acquisition file for each property owner and maintain a file checklist pursuant to the City's specifications.
- Promptly transmit executed documents to the City for acceptance and processing.
- If necessary, prepare and submit a Letter of Recommendation for any proposed administrative settlements, which will include a chronology of the negotiation efforts, and provide supporting documentation and an explanation of the rationale behind the recommendation.
- Escrow Coordination (optional upon request) – Serving as liaison between the City and the title company, we will facilitate the opening of escrows, assist the escrow company in obtaining any necessary additional documentation, supervise and review the closing of escrows, and review closing statements for completeness and accuracy.
- Our primary goal will be to reach an agreement with each property owner, and we will work with the City to develop solutions to achieve this goal. Should negotiations reach an impasse, we will provide a written recommendation condemnation action, including all required justification and supporting documentation.
- Provide bilingual acquisition agents, if necessary.
- Upon project completion, completed acquisition files will be provided electronically for each impacted owner.

Task 15.3 – Condemnation Support (Monument)

In the event that negotiations are unsuccessful and the City has determined that an administrative settlement is not feasible, Monument will support the City's legal counsel throughout the condemnation process by preparing resolution hearing notices, providing copies of acquisition files and backup documentation, and assisting in the eminent domain complaint and trial preparation, as requested. Monument will also be available to provide expert witness testimony, if needed, and support any ongoing settlement negotiations that may occur prior to and during trial, including alternative dispute resolutions and negotiations for Stipulated Use and Possession to assure access to the property for Project use.

Task 15.4 – Right of Way Appraisal Support (Wood Rodgers)

Wood Rodgers will be available to support the appraisal and right of way acquisition process as needed. This work may include preparation of exhibits, providing detailed data required for appraisals, or attending face to face meetings with property owners.

Task 15 Deliverables:

- Appraisal Reports (9)
- Appraisal Reviews (9)
- Executed Agreements and Deeds/Easements (9)

Task 16 – Permitting

Task 16.1 – Central Valley Flood Protection Board Encroachment Permit

The levee of the Sacramento River is under the jurisdiction of the CVFPB and modification to the levee to construct the multi-use trail and access points would require a CVFPB encroachment permit. To support acquisition of an encroachment permit, Wood Rodgers will prepare an application package for submittal to CVFPB. Components of this effort will include:

- Initial coordination meeting with the CVFPB
- Preparation of 3615 Form – Application for a Central Valley Flood Protection Board Encroachment Permit
- Preparation of 3615a Form – Environmental Assessment Questionnaire for Applications for Central Valley Flood Protection Board Encroachment Permits
- Regional and Vicinity Maps
- Photos of project site
- CEQA documentation
- Section 7, Section 106, Section 401, Section 404, Section 1601 compliance and consultations (as applicable)
- Hydraulic/Hydrology Analysis (H&H)
- Plans and Specifications
- List of all property owners, with mailing addresses, that share a common boundary with the proposed project
- Coordination with local levee maintaining agencies
- Project schedule
- O+M requirement identification throughout the life of the proposed alterations and the responsible entities for O+M
- Section 408 Application submittal
- Ongoing coordination with Board staff and assisting them with developing needed information for the Board meeting packages etc.

Because the Encroachment Permit would require USACE to issue a 408 Permit for the project, Wood Rodgers will also provide the results of the NAHC and NCIC records search requests completed under the CEQA documentation task to support USACE's evaluation of the project.

Following submittal of the Application Package, Wood Rodgers will coordinate with CVFPB to respond to questions and support their issuance of the Encroachment Permit. A substantial amount of time can be required to issue the permit, making coordination during the Phase 1 efforts critical.

Task 16 Deliverables:

- CVFPB encroachment permit application package

Task 17 – Final PS&E Submittal

Task 17.1 – Final PS&E Submittal

Wood Rodgers will modify the plans according to City comments on the 90% submittal. A complete set of specifications and cost estimates will be included with this submittal. Upon approval of the 100% submittal package, Wood Rodgers will furnish the City with approved Plans, Specifications and Estimates to be used for project advertising by the City. Plan submittal to the City will include mylar plots and electronic CADD drawing files. Specification submittal will include a “camera ready” copy of electronic files in Word for Windows format. A hard copy and electronic files used to generate the engineers’ estimate will also be furnished to the City. This Submittal will also include a copy of items contained within the RE File for the project.

Task 17 Deliverables:

- 100% PS&E Submittal

Task 18 – Final Safety Plan

Task 18.1 – Final Safety Plan

Wood Rodgers has developed a detailed draft safety plan for the trail as part of PA&ED. This includes an evaluation of options and recommendations for both active and passive monitoring of the trail and its access points. Wood Rodgers will continue to work through the public outreach process, engaging with members of the public and updating the Safety Plan to meet the City’s needs and providing safety measures to local property owners. This scope assumes up to two (2) substantive updates to the Safety Plan will be incorporated and a Final Safety Plan will be prepared by Wood Rodgers and provided to the City for approval alongside the 100% Plans Specifications and Estimates.

Task 18 Deliverables:

- Final Safety Plan

Task 19 – Additional Environmental Support

Task 19.1 – CEQA Document Challenge (Technical Support)

Wood Rodgers will provide as needed environmental support to the City in its defense of a legal challenge to the City’s CEQA Addendum approved in October 2025. This may include responding to requests for information, providing justification for the City’s CEQA determination, attending meetings and other support tasks needed by the City. This task does not include preparation of a supplemental Environmental Impact Report, should the court rule that one is needed for this project.

Task 19.2 – Bald Eagle Protection & Permitting

Wood Rodgers received notice from the City of Sacramento and Caltrans on 5/26/26 and 6/1/26 respectively that an active bald eagle nest has been located approximately 350 feet from the proposed trail alignment near Arabella Way. Pursuant to Caltrans’ request, Wood Rodgers will update the Natural Environment Study prepared for this project to include specific avoidance measures for Bald Eagle in addition to the efforts planned to protect Swainson’s Hawk and other raptor species. Wood Rodgers will coordinate with USFWS to determine if an eagle permit is needed for construction. Wood Rodgers has reviewed the eagle permit requirements and believes that USFWS may not require a permit given the distance to where work is occurring and the amount of noise anticipated to be generated from trail construction. However, if USFWS does determine that an eagle permit is required, Wood Rodgers will

prepare the permit application and coordinate with USFWS for its approval on the City's behalf.

Task 19.3 – NEPA CE Revalidation

Wood Rodgers anticipates that there will be changes to the project that occur during final design and through additional public outreach and agency coordination that could result in needing to update key environmental technical studies and ultimately coordinate a Revalidation of the NEPA Categorical Exclusion. While these design changes and corresponding environmental study updates can't be predicted in specific detail, this task is intended to provide consultant time to provide as-needed updates to the environmental technical studies and prepare a NEPA revalidation form in the Caltrans format.

Task 19 Deliverables:

- Updated Natural Environment Study
- Bald Eagle Permit
- Updated NEPA technical Studies
- NEPA Revalidation Form

PS&E and Right-of-Way, Segment 2

Task 20 – Right of Way Support

Task 20.1 – Boundary Survey & Easement Mapping

Wood Rodgers will prepare boundary and easement for Segment 2 as described in Task 2.3 of this scope of work.

Task 20.2 – Plats (Draft)

Wood Rodgers will prepare draft plats and legals for the required parcels within segment 2. The plats and legals will not be finalized / signed until the segment 2 ROW funding is secured, and the City directs the team to proceed with right of way acquisitions within the segment 2 limits.

Task 20.3 – Public Outreach & Stakeholder Support

Wood Rodgers will continue public outreach support for Segment 2, as described in Task 3.1.

Task 20.4 – Utility “B” Plan Submittal

Wood Rodgers will prepare the “B” plan submittal for Segment 2, as described in Task 5.2.

Task 20.5 – Utility “C” Plan Submittal

Wood Rodgers will prepare the “C” plan submittal for Segment 2, as described in Task 5.3.

Task 21 – Draft PS&E Development

Task 21.1 60% PS&E Development

Wood Rodgers will prepare the 60% submittal for Segment 2, as described in Task 4.1.

Task 21.2 90% PS&E Development

Wood Rodgers will prepare the 60% submittal for Segment 2, as described in Task 4.2.

Task 22 – Final PS&E Submittal

Task 22.1 – Final PS&E Submittal

Wood Rodgers will prepare the 60% submittal for Segment 2, as described in Task 4.2.

Assumptions and Exclusions

Transportation Assumptions:

- This scope assumes that a Design Concept Report will not be required for pedestrian crossings on Riverside.
- Structure plans assume replacement of existing barriers, and not widening will be required.
- No formal hydraulics studies of the Sacramento River will be required for the CVFPB permit.
- Environmental support regarding the on-going CEQA challenge is provided on a T&M as-needed basis. If the required effort extends beyond the estimated budget, a supplement will be required.
- Grant support will be limited to a support role only.

Geotechnical Assumptions:

- The fieldwork program, laboratory testing, and geotechnical analysis to be performed focuses on ramp design at the five (5) access points being considered. It is not intended to address issues related to the stability of the levee from under seepage.
- Seismic hazard assessment is not considered necessary as part of this study.
- Given the type and depth of the borings proposed for this project, a United States Army Corps of Engineers Drilling Invasive Program Plan is not required to complete the proposed field investigation scope of work.

Right of Way Assumptions:

- Preliminary Title Reports will be ordered by Wood Rodgers
- Appraisal fees may vary based on complexity and actual market rates at time of assignment.
- 90 Day negotiating period, or total of 60 labor hours per case, from date of first written offer.
- One offer package per impacted property/owner.
- Does not contain fees for utility coordination or escrow coordination services.
- Expert testimony to be provided upon request for an additional fee.

WOOD RODGERS, INC.

[illegible]

TASK, BUDGET, AND BILLING SUMMARY

Attn: Jesse Gothan, Project Manager
Sacramento River Parkway
K15185005

07/29/26

Original Contract Amount	645,311.03
Supplemental Agreement No. 1	0.00
Supplemental Agreement No. 2	0.00
Supplemental Agreement No. 3	55,349.63
Supplemental Agreement No. 4	10,500.00
Supplemental Agreement No. 5	0.00
Supplemental Agreement No. 6	0.00
Supplemental Agreement No. 7	40,140.00
Supplemental Agreement No. 8	0.00
Supplemental Agreement No. 9	0.00
Supplemental Agreement No. 10	25,000.00
Supplemental Agreement No. 11	0.00
Supplemental Agreement No. 12	0.00
Supplemental Agreement No. 13	2,322,123.52
Total Contract Amount	3,098,424.18

TASK NO.	PHASE/TASK DESCRIPTION	ORIGINAL BUDGET	REVISED BUDGET (Supp No. 12)	PHASE 2 PS&E and ROW (Supp No. 13)	REVISED BUDGET (Supp No. 13)
PRIME - Wood Rodgers, Inc.					
1.1	Kick-off & PDT Meeting	\$ 18,612.23	\$ 20,361.77	\$ -	\$ 20,361.77
1.2	Project Schedule	\$ 2,199.65	\$ 2,194.59	\$ -	\$ 2,194.59
1.3	Progress Reporting	\$ 3,299.48	\$ 3,292.16	\$ -	\$ 3,292.16
1.4	QA/QC	\$ 12,131.88	\$ 12,128.94	\$ -	\$ 12,128.94
2.1	Seg 1 Data Collect, Map, Survey, ROW	\$ 129,783.32	\$ 90,851.18	\$ -	\$ 90,851.18
3.7	Virtual Outreach Meetings	\$ 5,807.08	\$ 15,798.49	\$ -	\$ 15,798.49
3.8	One-on-One Sm Group Meetings	\$ 2,903.54	\$ 12,888.53	\$ -	\$ 12,888.53
4.1	"A" Plan Sub to Utility Company	\$ 3,513.11	\$ 3,453.14	\$ -	\$ 3,453.14
4.2	30% Design	\$ 34,927.31	\$ 55,903.84	\$ -	\$ 55,903.84
4.3	Geotech Prelim Design Memo	\$ 549.91	\$ -	\$ -	\$ -
4.4	CVFPB Permit Coordination	\$ 7,837.33	\$ 13,220.02	\$ -	\$ 13,220.02
4.5	Prelim Cost Estimate	\$ 3,362.07	\$ 3,266.38	\$ -	\$ 3,266.38
4.6	Access Point Screen Memo	\$ 45,737.52	\$ 45,677.67	\$ -	\$ 45,677.67
5.1	PES Form	\$ 1,254.98	\$ 1,244.45	\$ -	\$ 1,244.45
5.2	NES-MI	\$ 19,212.94	\$ 19,172.63	\$ -	\$ 19,172.63
5.3	HPSR/ASR	\$ 1,410.12	\$ 1,372.03	\$ -	\$ 1,372.03
5.4	Construction Noise Memo	\$ 3,525.31	\$ 3,525.40	\$ -	\$ 3,525.40
5.5	Section 4(f)	\$ 4,230.37	\$ 7,838.02	\$ -	\$ 7,838.02
5.6	NEPA CE	\$ 352.53	\$ 703.55	\$ -	\$ 703.55
5.7	Initial Study	\$ 5,880.11	\$ 5,865.92	\$ -	\$ 5,865.92
5.8	Supplemental EIR	\$ 15,990.59	\$ 19,102.24	\$ -	\$ 19,102.24
5.9	Historic Resources Evaluation Report	\$ -	\$ 3,944.69	\$ -	\$ 3,944.69
5.10	Finding of Effect	\$ -	\$ 2,468.97	\$ -	\$ 2,468.97
6.0	Project Report	\$ 8,344.02	\$ 14,928.80	\$ -	\$ 14,928.80
7.0	Grant Writing & Submission	\$ 7,290.23	\$ 2,554.74	\$ -	\$ 2,554.74
8.0	Security Plan	\$ 10,778.30	\$ 11,489.23	\$ -	\$ 11,489.23
10.1	Kick-off Meeting & Project Development	\$ -	\$ -	\$ 96,511.72	\$ 96,511.72
10.2	Project Schedule	\$ -	\$ -	\$ 21,080.12	\$ 21,080.12
10.3	Progress Reporting	\$ -	\$ -	\$ 29,289.79	\$ 29,289.79
10.4	Quality Assurance / Quality Control	\$ -	\$ -	\$ 38,770.58	\$ 38,770.58
11.1	Aerial Photogrammetry	\$ -	\$ -	\$ 22,357.79	\$ 22,357.79
11.2	Supplemental Topographic Surveys	\$ -	\$ -	\$ 56,779.07	\$ 56,779.07
11.3	Boundary Survey & Easement Mapping	\$ -	\$ -	\$ 18,390.86	\$ 18,390.86
12.1	Public Outreach & Stakeholder Support	\$ -	\$ -	\$ 29,658.67	\$ 29,658.67
13.1	60% PS&E Submittal	\$ -	\$ -	\$ 204,898.22	\$ 204,898.22
13.2	90% PS&E Submittal	\$ -	\$ -	\$ 130,698.23	\$ 130,698.23
13.3	Geotechnical Design Report (GDR)	\$ -	\$ -	\$ 27,683.61	\$ 27,683.61
14.1	Plats & Legals	\$ -	\$ -	\$ 43,142.54	\$ 43,142.54
14.2	"B" Plan Submittal to Utilities	\$ -	\$ -	\$ 24,674.96	\$ 24,674.96
14.3	"C" Plan Submittal to Utilities	\$ -	\$ -	\$ 14,734.00	\$ 14,734.00
15.4	Right of Way Appraisal Support	\$ -	\$ -	\$ 19,850.60	\$ 19,850.60
16.1	Central Valley Flood Protection Board Encroachment Permit	\$ -	\$ -	\$ 56,332.38	\$ 56,332.38
17.1	Final PS&E Submittal	\$ -	\$ -	\$ 71,402.01	\$ 71,402.01
18.1	Final Safety Plan	\$ -	\$ -	\$ 5,340.26	\$ 5,340.26
19.1	CEQA Document Challenge (Technical Support)	\$ -	\$ -	\$ 13,036.09	\$ 13,036.09
19.2	Bald Eagle Protection & Permitting	\$ -	\$ -	\$ 11,802.07	\$ 11,802.07
19.3	NEPA CE Revalidation	\$ -	\$ -	\$ 16,793.22	\$ 16,793.22
20.1	Boundary Survey & Easement Mapping	\$ -	\$ -	\$ 18,390.86	\$ 18,390.86
20.2	Plats (Draft)	\$ -	\$ -	\$ 287,740.12	\$ 287,740.12
20.3	Public Outreach & Stakeholder Support	\$ -	\$ -	\$ 29,658.67	\$ 29,658.67
20.4	Utility "B" Plan Submittal	\$ -	\$ -	\$ 32,056.47	\$ 32,056.47
20.5	Utility "C" Plan Submittal	\$ -	\$ -	\$ 27,189.99	\$ 27,189.99
21.1	60% PS&E Development	\$ -	\$ -	\$ 284,902.85	\$ 284,902.85
21.2	90% PS&E Development	\$ -	\$ -	\$ 188,024.27	\$ 188,024.27
22.1	Final PS&E Submittal	\$ -	\$ -	\$ 87,945.24	\$ 87,945.24
Subtotal - Labor		\$ 348,933.93	\$ 746,118.72	\$ 1,909,135.26	\$ 2,282,382.64
PRIME - OTHER DIRECT COSTS					
	Mail & Delivery Service	\$ 150.00	\$ -	\$ -	\$ -
	Reprographics (ARC)	\$ 1,000.00	\$ 2,257.11	\$ 4,750.00	\$ 7,007.11
	Potholing (Exaro)	\$ 3,000.00	\$ -	\$ -	\$ -
	Synergy Mapping	\$ -	\$ 8,500.00	\$ 15,800.00	\$ 24,300.00
	Prelim Title Reports (Segment 1)	\$ -	\$ -	\$ 11,000.00	\$ 11,000.00
	Prelim Title Reports (Segment 2)	\$ -	\$ -	\$ 74,000.00	\$ 74,000.00
	Geotech Field Investigations (Misc Supplies)	\$ -	\$ -	\$ 150.00	\$ 150.00
	Drilling (Taber)	\$ -	\$ -	\$ 21,500.00	\$ 21,500.00
	Utility Location	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00
	Laboratory Testing (Geo-Logic Associates)	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00
Subtotal - Other Direct Costs		\$ 4,150.00	\$ 10,757.11	\$ 134,200.00	\$ 144,957.11
TOTAL PRIME CONSULTANT		\$ 353,083.93	\$ 756,875.83	\$ 2,043,335.26	\$ 2,427,339.75

TASK NO.	PHASE/TASK DESCRIPTION	ORIGINAL BUDGET	REVISED BUDGET (Supp No. 12)	PHASE 2 PS&E and ROW (Supp No. 13)	REVISED BUDGET (Supp No. 13)
SUBCONSULTANTS					
KMP Strategies					
3.1	Project Branding	\$ 3,731.81	\$ 3,731.81	\$ -	\$ 3,731.81
3.2	Project Webpage	\$ 3,731.81	\$ 3,731.81	\$ -	\$ 3,731.81
3.3	Information Line	\$ 3,731.81	\$ 4,851.81	\$ -	\$ 4,851.81
3.4	Project Materials	\$ 8,447.56	\$ 8,447.56	\$ -	\$ 8,447.56
3.5	Community Education Program	\$ 12,939.86	\$ 44,695.61	\$ -	\$ 44,695.61
3.6	Virtual Community Survey	\$ 10,814.54	\$ 10,814.54	\$ -	\$ 10,814.54
3.7	Virtual Outreach Meeting	\$ 11,311.01	\$ 11,311.01	\$ -	\$ 11,311.01
3.8	One-on-One Sm Group Meetings	\$ 10,885.40	\$ 10,885.40	\$ -	\$ 10,885.40
12.1	Public Outreach & Stakeholder Support	\$ -	\$ -	\$ 96,688.27	\$ 96,688.27
	Other Direct Costs	\$ -	\$ -	\$ -	\$ -
	Graphic Design	\$ 3,000.00	\$ 2,225.00	\$ 2,000.00	\$ 4,225.00
	Printed Materials	\$ 3,500.00	\$ -	\$ 200.00	\$ 200.00
	Direct Mail Printing & Postage	\$ 5,000.00	\$ 834.32	\$ 300.00	\$ 1,134.32
	Notification Expenses	\$ 400.00	\$ 125.00	\$ -	\$ 125.00
	Virtual Meetings	\$ 250.00	\$ 229.93	\$ -	\$ 229.93
	Subtotal - KMP	\$ 77,743.80	\$ 101,883.80	\$ 99,188.27	\$ 201,072.07
Monument ROW					
15.1	Right of Way Project Management & Coordination	\$ -	\$ -	\$ 17,615.80	\$ 17,615.80
15.2	Right of Way Appraisals & Acquisitions	\$ -	\$ -	\$ 67,499.81	\$ 67,499.81
15.3	Condemnation Support	\$ -	\$ -	\$ 5,125.46	\$ 5,125.46
15.4	Right of Way Appraisal Support	\$ -	\$ -	\$ 24,870.50	\$ 24,870.50
	Other Direct Costs	\$ -	\$ -	\$ -	\$ -
	Appraisal	\$ -	\$ -	\$ 40,500.00	\$ 40,500.00
	Appraisal Review	\$ -	\$ -	\$ 22,500.00	\$ 22,500.00
	Mileage	\$ -	\$ -	\$ 738.42	\$ 738.42
	Postage	\$ -	\$ -	\$ 750.00	\$ 750.00
	Subtotal - Monument	\$ -	\$ -	\$ 179,599.99	\$ 179,599.99
GPA Consultants					
1.1	Project Management	\$ 9,209.96	\$ 9,209.96	\$ -	\$ 9,209.96
1.4	QA/QC	\$ 18,415.43	\$ 18,415.42	\$ -	\$ 18,415.42
3.7	Virtual Outreach Meetings	\$ 1,905.10	\$ -	\$ -	\$ -
5.1	PES Form	\$ 2,183.92	\$ 2,183.92	\$ -	\$ 2,183.92
5.3	HPSRASR	\$ 5,124.16	\$ 5,124.17	\$ -	\$ 5,124.17
5.6	NEPA CE	\$ 283.97	\$ 283.97	\$ -	\$ 283.97
5.7	Initial Study	\$ 16,645.05	\$ 16,645.05	\$ -	\$ 16,645.05
5.8	Supplemental EIR	\$ 85,702.59	\$ 85,702.59	\$ -	\$ 85,702.59
5.9	Historic Resources Evaluation report	\$ -	\$ 38,849.57	\$ -	\$ 38,849.57
5.10	Finding of Effect	\$ -	\$ 20,691.67	\$ -	\$ 20,691.67
	Other Direct Costs	\$ -	\$ -	\$ -	\$ -
	Far Western	\$ 40,500.00	\$ 62,135.12	\$ -	\$ 62,135.12
	Delivery/Postage	\$ -	\$ -	\$ -	\$ -
	Research Fees	\$ -	\$ -	\$ -	\$ -
	Airfare	\$ -	\$ 530.97	\$ -	\$ 530.97
	Rideshare/Alternate Transportation	\$ -	\$ 92.98	\$ -	\$ 92.98
	Rental Car	\$ -	\$ 300.00	\$ -	\$ 300.00
	Lodging	\$ -	\$ 289.54	\$ -	\$ 289.54
	Meals	\$ -	\$ 42.54	\$ -	\$ 42.54
	Fuel	\$ -	\$ -	\$ -	\$ -
	Subtotal - GPA	\$ 179,970.18	\$ 260,497.47	\$ -	\$ 260,497.47
Mark Thomas & Company					
1.1	Kick-off & PDT Meetings	\$ 7,533.37	\$ 7,491.94	\$ -	\$ 7,491.94
4.2	30% Design	\$ 15,500.42	\$ 22,422.96	\$ -	\$ 22,422.96
	Other Direct Costs	\$ -	\$ -	\$ -	\$ -
	Research Fees	\$ 2,400.00	\$ -	\$ -	\$ -
	Subtotal - Mark Thomas	\$ 25,433.79	\$ 29,914.90	\$ -	\$ 29,914.90
Cadre Design					
4.2	30% Design	\$ 2,817.65	\$ -	\$ -	\$ -
	Subtotal - Cadre Design	\$ 2,817.65	\$ -	\$ -	\$ -
Geocon					
4.3	Geotech Preliminary Design Memo	\$ 6,261.68	\$ -	\$ -	\$ -
	Subtotal - Geocon	\$ 6,261.68	\$ -	\$ -	\$ -
	GRAND TOTAL SERVICES	\$ 645,311.03	\$ 1,149,172.00	\$ 2,322,123.52	\$ 3,098,424.18

CITY OF SACRAMENTO 10-H FORM

COST PLUS FIXED FEE

Check one: Prime

Approved with Supplement # (type Original if it is the Original): Supp 13

CONSULTANT Name: Wood Rodgers, Inc.

Date: 7/29/2026

Project Name: Sacramento River Parkway, Phase 2

Project #: K15185005

Fringe Benefit %

+ *Overhead %

Combined %

59.68%

132.13%

0.00%

191.81%

Fixed Fee (Profit) %:

10.00%

[Actual Base Hourly Rate Paid to Employee + (Actual Base Hourly Rate Paid to Employee x Combined %)] = A

A x Profit % = B

A + B = Actual Fully Loaded Hourly Rate

Key Staff	Prevailing Wage	Classification	Name	Actual Base Hourly Rate Paid to Employee For Reference Only (Does not include any Fringe, OH, or G&A)	Approved Fully Loaded Hourly Rate For Reference Only (Includes Fringe, OH, G&A & Fixed Fee)
		Principal Engineer II	Mark Rayback	\$118.61	\$380.73
		Principal Landscape Architect I	John Nicolaus	\$88.96	\$285.55
		Associate Planner II	Derek Kirkland	\$56.34	\$180.85
X		Principal Planner I	Tim Chamberlain	\$81.73	\$262.35
		Principal Engineer I	Jay Punia	\$90.00	\$288.89
		Senior Landscape Architect I	Corey Kazinec	\$66.92	\$214.81
		Landscape Architect II	Kathryn Kim	\$38.29	\$122.91
X		Principal Surveyor I	Dennis Barber	\$96.15	\$308.63
		Senior Engineer II	Ron Johnson	\$82.21	\$263.89
		Principal Engineer II		\$118.61	\$380.73
		Principal Engineer I		\$111.20	\$356.94
		Associate Engineer III		\$84.81	\$272.23
		Associate Engineer II		\$71.66	\$230.02
		Associate Engineer I		\$61.94	\$198.82
		Engineer III		\$55.00	\$176.55
		Engineer II		\$45.75	\$146.85
		Engineer I		\$34.95	\$112.19
		Assistant Engineer		\$20.56	\$66.00
		Surveyor III		\$47.80	\$153.43
		Surveyor II		\$39.58	\$127.05
		Surveyor I		\$31.87	\$102.30
		Associate Engineer III	Lip Chong	\$70.93	\$227.68
		Senior Engineer II	Steven Leung	\$78.84	\$253.07
		Senior Engineer I	Dean Zurcher	\$68.65	\$220.36
		Project Engineer II	Alan Wong	\$63.70	\$204.47
		Engineer II	Yekaterina Alexandrova	\$36.49	\$117.13
		Engineer I	Victoria Martinez	\$29.81	\$95.69
		Principal Engineer II	Glen Parker	\$106.26	\$341.09
		Associate Engineer I	Mario Tambellini	\$59.31	\$190.38
		Engineer III	Nicole Scappaticci	\$49.60	\$159.21
		Engineer II	Taylor Roper	\$40.09	\$128.69
		Project Surveyor II	Antonio Alvarado	\$46.50	\$149.26
		Project Surveyor I	Brian Carver	\$46.50	\$149.26
		Surveyor II	Kham Thao	\$37.01	\$118.80
		Surveyor I	Stuart Von Lewis	\$31.87	\$102.30
		Project Landscape Architect II	Ashley Christensen	\$60.58	\$194.46
		Associate Engineer II	Cody Milligan	\$57.03	\$183.06
		Associate Engineer III	Michael Nowlan	\$70.97	\$227.81

Check one: Prime

Approved with Supplement # (type Original if it is the Original): Supp 13

CONSULTANT Name: Wood Rodgers, Inc.

Date: 7/29/2026

Project Name: Sacramento River Parkway, Phase 2

Project #: K15185005

Fringe Benefit %

+ *Overhead %

Combined %

59.68%

132.13%

0.00%

191.81%

Fixed Fee (Profit) %:

10.00%

[Actual Base Hourly Rate Paid to Employee + (Actual Base Hourly Rate Paid to Employee x Combined %)] = A

A x Profit % = B

A + B = Actual Fully Loaded Hourly Rate

Key Staff	Prevailing Wage	Classification	Name	Actual Base Hourly Rate Paid to Employee For Reference Only (Does not Include any Fringe, OH, or G&A)	Approved Fully Loaded Hourly Rate For Reference Only (Includes Fringe, OH, G&A & Fixed Fee)
		Associate Engineer I	Charles Hillard	\$52.44	\$168.33
		Principal Engineer I	Harvey Oslick	\$78.13	\$250.79
		GIS Technician III	Jeanette Priest	\$46.26	\$148.49
		Project Planner I	Andrew Dellas	\$60.00	\$192.59
		Engineer II	John Carey	\$36.49	\$117.13
		Engineer I	Monica Cedeno	\$31.87	\$102.30
		Principal Engineer II	Christopher Hodge	\$96.38	\$309.37
		Senior Engineer II	Stacey Randall	\$87.50	\$280.87
		Senior Engineer II	Jennifer Grant-Martinez	\$74.50	\$239.14
		Project Coordinator	Lynette Marshall	\$43.00	\$138.03
		CAD Technician III		\$55.36	\$177.70
		CAD Technician II		\$28.78	\$92.38
		CAD Technician I		\$20.56	\$66.00
	X	Party Chief		\$51.02	\$163.77
	X	Chainman		\$44.88	\$144.06
		Project Coordinator	Christie Levin	\$32.90	\$105.61
		Associate Engineer I	Justin McDougal	\$51.53	\$165.41
		Field/Lab Technician I	Jackson Beadell	\$20.56	\$66.00
		Engineer II	Seth Barton	\$43.50	\$139.63
		Associate Engineer III	Mischelle Smith	\$65.79	\$211.18
		Field Technician III	Jim Koch	\$39.06	\$125.38
		Project Coordinator	Diane Arkell	\$39.06	\$125.38
		Field/Lab Technician I	Beau LaBarr	\$20.56	\$66.00
		Engineer II	Karina Barragan	\$38.04	\$122.10
		Principal Engineer II	Paul Klein	\$98.84	\$317.27
		Principal Engineer II	Matthew Spokely	\$113.68	\$364.90
		Principal Engineer I	Jeffrey Carpenter	\$106.26	\$341.09
		Principal Engineer I	Peter Tobia	\$96.38	\$309.37
		Associate Engineer III	Shane Lynch	\$77.10	\$247.48
		Associate Engineer II	James Fletter	\$66.22	\$212.56
		Associate Engineer II	Thomas Makris	\$66.72	\$214.17
		Engineer III	Michael Ronco	\$48.83	\$156.74
		Engineer II	Melissa Wilkerson	\$43.18	\$138.60
		Engineer I	Marison Contreras	\$33.92	\$108.88
		CAD Technician III	Jason Shillinsky	\$45.23	\$145.18
		Planner II	Audra Wells	\$38.04	\$122.10
		Principal Planner II	Timothy Denham	\$103.79	\$333.16
		Principal Planner I	Stanley Mette	\$88.96	\$285.55
		Associate Planner III	Vance Jones	\$74.14	\$237.98
		Planner II	Nicholas Wilk	\$40.09	\$128.69

Check one: Prime

Approved with Supplement # (type Original if it is the Original): Supp 13

CONSULTANT Name: Wood Rodgers, Inc.

Date: 7/29/2026

Project Name: Sacramento River Parkway, Phase 2

Project #: K15185005

Fringe Benefit %

+ *Overhead %

Combined %

59.68%

132.13%

0.00%

191.81%

Fixed Fee (Profit) %:

10.00%

[Actual Base Hourly Rate Paid to Employee + (Actual Base Hourly Rate Paid to Employee x Combined %)] = A

A x Profit % = B

A + B = Actual Fully Loaded Hourly Rate

Key Staff	Prevailing Wage	Classification	Name	Actual Base Hourly Rate Paid to Employee For Reference Only (Does not Include any Fringe, OH, or G&A)	Approved Fully Loaded Hourly Rate For Reference Only (Includes Fringe, OH, G&A & Fixed Fee)
		Planner I	Abby Miramontes	\$32.64	\$104.77
		Surveyor I	Vitaliy Kosovan	\$31.87	\$102.30
		Surveyor I	Oscar Reddish	\$31.87	\$102.30
		Engineer I	Jason Lin	\$41.00	\$131.61
		Principal GIS I	Sheng Tan	\$89.95	\$288.73
		Associate GIS I	Jonathan Faoro	\$56.54	\$181.49
		GIS Technician II	Elvis Bikoba	\$35.98	\$115.49
		GIS Technician I	Kenneth Holm	\$31.35	\$100.63
		Planner I	Eralise Spokely	\$33.00	\$105.93
		Engineer I	Lucas McGaugh	\$38.00	\$121.98
		Principal Engineer II	Michael Hughes	\$105.77	\$339.51
X		Principal Engineer I	James Pangburn	\$100.96	\$324.07
		Senior Surveyor II	Jimmy Koo	\$81.73	\$262.35
		Surveyor II	Nicholas Foulk	\$43.00	\$138.03
		Engineer II	Byron Peterson	\$42.50	\$136.42
		Project Coordinator	Terri Falcone	\$42.00	\$134.82
		Sr CAD Tech/Graphics Designer II	Frieda Frasier	\$41.00	\$131.61
		Landscape Architect I	Philip Venegas	\$39.00	\$125.19
		Landscape Architect I	Jaime Olmos	\$37.50	\$120.37
		Landscape Architect I	Priscilla Maldonado	\$36.00	\$115.56
		Planner I	Emma Deal	\$31.00	\$99.51
		Project Coordinator	Jonathan Delatorre	\$28.00	\$89.88
		Engineer I	Aaron Pickett	\$25.25	\$81.05
		Administrative Assistant		\$33.00	\$105.93
		Sr CAD Tech/Graphics Designer II		\$52.00	\$166.92
		Sr CAD Tech/Graphics Designer I		\$46.00	\$147.66
		CAD Tech/Graphics Designer		\$30.00	\$96.30
		GIS Technician II		\$44.00	\$141.24
		GIS Technician I		\$42.50	\$136.42
		Landscape Architect I		\$37.50	\$120.37
		Planner II		\$46.25	\$148.46
		Planner I		\$42.00	\$134.82
		Principal GIS I		\$91.35	\$293.23
		Project Coordinator		\$45.00	\$144.45
		Project Engineer II		\$74.66	\$239.65
		Project Engineer I		\$64.75	\$207.84
		Project GIS II		\$66.00	\$211.85
		Project GIS I		\$55.50	\$178.15
		Project Landscape Architect II		\$60.72	\$194.91
		Project Landscape Architect I		\$57.69	\$185.18

Check one: Prime

Approved with Supplement # (type Original if it is the Original): Supp 13

CONSULTANT Name: Wood Rodgers, Inc.

Date: 7/29/2026

Project Name: Sacramento River Parkway, Phase 2

Project #: K15185005

Fringe Benefit %

+ *Overhead %

Combined %

59.68%

132.13%

0.00%

191.81%

Fixed Fee (Profit) %:

10.00%

[Actual Base Hourly Rate Paid to Employee + (Actual Base Hourly Rate Paid to Employee x Combined %)] = A

A x Profit % = B

A + B = Actual Fully Loaded Hourly Rate

Key Staff	Prevailing Wage	Classification	Name	Actual Base Hourly Rate Paid to Employee For Reference Only (Does not Include any Fringe, OH, or G&A)	Approved Fully Loaded Hourly Rate For Reference Only (Includes Fringe, OH, G&A & Fixed Fee)
		Project Planner II		\$65.75	\$211.05
		Project Planner I		\$62.02	\$199.08
		Project Surveyor II		\$61.00	\$195.80
		Project Surveyor I		\$58.03	\$186.27
		Senior Engineer II		\$98.56	\$316.37
		Senior Engineer I		\$87.50	\$280.87
		Senior GIS II		\$85.59	\$274.73
		Senior GIS I		\$75.50	\$242.35
		Senior Planner II		\$90.00	\$288.89
		Senior Planner I		\$73.80	\$236.89
		Senior Surveyor II		\$91.83	\$294.77
		Senior Surveyor I		\$67.31	\$216.06

SUB CONSULTANTS	SUB CONSULTANT NAME	TOTAL BUDGET AMOUNTS
	KMP Strategies	\$ 201,072.07
	Monument ROW	\$ 179,599.99
	GPA Consultants	\$ 260,497.47
	Mark Thomas & Company	\$ 29,914.90
	SUB CONSULTANTS GRAND TOTAL:	\$ 671,084.43

Other Direct Costs (ODC) Items and Rates	Estimated ODC Budgets Shall Be Included in Cost Proposal.	DESCRIPTION	RATE	TOTAL
		Reprographics	At Cost	\$ 7,007.11
		Prelim Title Reports (Segment 1)	At Cost	\$ 11,000.00
		Prelim Title Reports (Segment 2)	At Cost	\$ 74,000.00
		Geotechnical Field Investigations (Misc Supplies)	At Cost	\$ 150.00
		Synergy Mapping (Aerial Topographic Survey)	At Cost	\$ 24,300.00
		Drilling (Taber)	At Cost	\$ 21,500.00
		Utility Location	At Cost	\$ 3,500.00
		Laboratory Testing (Geo-Logic Associates)	At Cost	\$ 3,500.00
		OTHER DIRECT COSTS TOTAL		\$ 144,957.11

AGREEMENT GRAND TOTAL: \$ 3,098,424.18

Check one: Prime

Approved with Supplement # (type Original if it is the Original): Supp 13

CONSULTANT Name: Wood Rodgers, Inc.

Date: 7/29/2026

Project Name: Sacramento River Parkway, Phase 2

Project #: K15185005

Fringe Benefit %

+ *Overhead %

Combined %

59.68%

132.13%

0.00%

191.81%

Fixed Fee (Profit) %:

10.00%

[Actual Base Hourly Rate Paid to Employee + (Actual Base Hourly Rate Paid to Employee x Combined %)] = A

A x Profit % = B

A + B = Actual Fully Loaded Hourly Rate

Key Staff	Prevailing Wage	Classification	Name	Actual Base Hourly Rate Paid to Employee For Reference Only (Does not Include any Fringe, OH, or G&A)	Approved Fully Loaded Hourly Rate For Reference Only (Includes Fringe, OH, G&A & Fixed Fee)
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1. List all Professional and Supervisory staff by Classification and Name. For staff not listed by name but by classification only, a current payroll document identifying their actual base hourly rate shall be provided with every invoice where an unlisted staff bills time. The approved flat hourly billing rates for all employees will be calculated and reimbursed based on their actual base hourly rates per the date noted above. For staff not listed by name but by classification only, the reimbursement will not exceed the approved flat hourly billing rate for that classification. Approved flat hourly billing rates for new employees hired after the date of this cost proposal will not exceed the rates of similar personnel with similar experience listed on this cost proposal. The approved fully loaded billing rate shall be all-inclusive, including all mark-ups, fringe, and overhead expenses and profit.
2. Key Staff shall be determined by CITY Project Manager. (i.e., named Project Manager, a specific Principal Engineer, a specific Structural Engineer, etc. Note Key staff with an "X" in the Key Staff column.
3. The employees' actual base hourly rates used to negotiate the flat hourly billing rates in this 10-H Form are the rates that were effective per the date noted above. Addition of new staff, new classifications, or addition of a SUBCONSULTANT not previously listed on the approved 10-H Form(s) shall require written approval from the CITY. No work shall commence until the approval is provided by the CITY. New staff shall be paid at the same or lower approved flat hourly billing rate of the previously approved classification. In addition, if the substitution involves Key Staff, CONSULTANT must request and justify the need for the substitution and obtain approval from CITY Project Manager. Substituted Key Staff shall be as qualified as the original.
4. Approved flat hourly billing rates include all standard equipment including laptop, camera, cell phone, truck, standard personal safety equipment. CITY Project Manager shall approve any other direct costs.
5. Note employees/classifications that are subject to prevailing wage requirements with an "X" in the Prevailing Wage column. Prevailing Wage specified is based on current Department of Industrial Relations (DIR) determination. CONSULTANT shall be responsible for any future adjustments to the prevailing wage, including but not limited to, base hourly rates and employer payments as determined by the DIR. CONSULTANT is responsible for paying the appropriate rate, including escalations that take place during the term of the Agreement. CONSULTANT shall be reimbursed at the above listed approved flat hourly billing rates.
6. Overtime may be reimbursed to classifications where it is required by their union contracts (Prevailing Wage classifications). Overtime will not be charged unless prior written approval is received by CITY Project Manager. CITY shall pay CONSULTANT at the approved overtime rates noted above. CONSULTANT shall pay prevailing wage employees per prevailing wage guidelines.
7. Local transportation costs resulting from commuting to and from the employee's residence to the office or job site are not reimbursable.
8. The Project will not reimburse CONSULTANT for costs to relocate its staff to the geographic area of the contract. The Project will not reimburse CONSULTANT for any per diem.
9. ODC items are to be in compliance with Code of Federal Regulations, Title 48 Part 31 [Federal Acquisition Regulations (FAR) cost principles] and the firm's company-wide allocation policies and charging practices with all clients including federal government, state government, local agencies and private clients.

By signing here, you agree to the terms above, and attest that all information is accurate and true.

09/03/2025 Rev



CONSULTANT'S AUTHORIZED PERSON SIGNATURE



Sacramento River Parkway (K15185005)

ICR and Profit Increase, COLA Rate Increase, Updated Base Hourly Rate & Classification Update, and Add/Remove Staff and Classifications

Original ICR: 174.10%

Original Profit: 7%

New ICR: 191.81%

New Profit: 10%

* Named employee on PH 2 cost proposal, updating to current actual hourly rate & classification

* Named employees on existing 10-H, increasing rate 2.8% per 2026 COLA

* Crossed Out - Employees no longer working at Wood Rodgers

Original Classification	New Classification	Employee Name	Original Base Hourly Rate	2026 2.8% COLA Increase	Supplement 13 NEW Base Hourly Rate	Supplement 13 Updated Base Hourly Rate
Principal Engineer II		Mark Rayback	\$115.38	\$3.23	\$118.61	
Principal Engineer II		Matt Salveson	\$93.75			
Principal Landscape Architect I		John Nicolaus	\$86.54	\$2.42	\$88.96	
Associate Planner II		Derek Kirkland	\$54.81	\$1.53	\$56.34	
Associate Engineer II	Principal Planner I	Tim Chamberlain	\$60.10			\$81.73
Principal Engineer I		Jay Punia	\$77.64			\$90.00
Associate Landscape Architect I	Senior Landscape Architect I	Corey Kazinec	\$53.41			\$66.92
Landscape Architect II		Kathryn Kim	\$37.25	\$1.04	\$38.29	
Principal Surveyor I		Dennis Barber	\$84.13			\$96.15
Associate Surveyor III		Abdul Khan	\$70.29			
Associate Engineer II	Senior Engineer II	Ron Johnson	\$61.54			\$82.21
Principal Engineer II			\$115.38	\$3.23	\$118.61	
Principal Engineer I			\$108.17	\$3.03	\$111.20	
Associate Engineer III			\$82.50	\$2.31	\$84.81	
Associate Engineer II			\$69.71	\$1.95	\$71.66	
Associate Engineer I			\$60.25	\$1.69	\$61.94	
Engineer III			\$53.50	\$1.50	\$55.00	
Engineer II			\$44.50	\$1.25	\$45.75	
Engineer I			\$34.00	\$0.95	\$34.95	
Assistant Engineer			\$20.00	\$0.56	\$20.56	
Surveyor III			\$46.50	\$1.30	\$47.80	
Surveyor II			\$38.50	\$1.08	\$39.58	
Surveyor I			\$31.00	\$0.87	\$31.87	
Associate Engineer III		Jeremy Fitch	\$82.50			
Associate Engineer III		Lip Chong	\$69.00	\$1.93	\$70.93	
Associate Engineer II		Steven Robinson	\$62.12			
Associate Engineer II	Senior Engineer II	Steven Leung	\$60.91			\$78.84
Associate Engineer I		Lucas Fuson	\$54.00			
Associate Engineer I	Senior Engineer I	Dean Zurcher	\$50.00			\$68.65
CAD Tech III		Andreas Schanz	\$40.50	\$1.13	\$41.63	
Engineer II	Project Engineer II	Alan Wong	\$41.75			\$63.70
Engineer II		Lidiya Sypuk	\$35.50			
Engineer II		Yekaterina Alexandrova	\$35.50	\$0.99	\$36.49	
Engineer I		Olivia Potash	\$33.00			
Engineer I		Victoria Martinez	\$29.00	\$0.81	\$29.81	
Engineer I		Faizah Saif	\$29.00			
Assistant Engineer		Warren Cheng	\$18.00			
Principal Engineer I		Brian Kreele	\$91.35			
Engineer III		Arsalan Characherloo	\$50.00			
Engineer II		Camila Rodriguez-Castro	\$38.50			
Engineer I		Luis Martin	\$31.00			

Original Classification	New Classification	Employee Name	Original Base Hourly Rate	2026	Supplement 13	Supplement 13
				2.8% COLA Increase	NEW Base Hourly Rate	Updated Base Hourly Rate
Principal Engineer II		Glen Parker	\$103.37	\$2.89	\$106.26	
Associate Engineer I		Mario Tambellini	\$57.69	\$1.62	\$59.31	
Engineer III		Sanjeem Aziz	\$49.00			
Engineer III		Nicole Scappaticci	\$48.25	\$1.35	\$49.60	
Engineer II		Taylor Roper	\$39.00	\$1.09	\$40.09	
Engineer II		Isabella Evans	\$38.50			
Surveyor III	Project Surveyor II	Antonio Alvarado	\$46.50			\$61.06
Surveyor III		Andrew Tappley	\$45.50			
Surveyor II	Project Surveyor I	Brian Carver	\$41.00			\$46.50
Surveyor II		Kham Thao	\$36.00	\$1.01	\$37.01	
Surveyor II		Sarah E Walker	\$36.00			
Surveyor I		Stuart Von Lewis	\$31.00	\$0.87	\$31.87	
Landscape Architect II		Marey Millett	\$37.25			
Landscape Architect II	Project Landscape Architect II	Ashley Christensen	\$35.00			\$60.58
Landscape Architect I		Maribel Arellano	\$32.00			
CAD Technician III		Robert Ng	\$31.00			
CAD Technician III		Leon Shamlati	\$28.00			
CAD Technician II		Martha Rose Tritt	\$28.00			
Associate Engineer II		Cody Milligan	\$55.48	\$1.55	\$57.03	
Associate Engineer III		Michael Nowlan	\$69.04	\$1.93	\$70.97	
Associate Engineer I		Charles Hillard	\$51.01	\$1.43	\$52.44	
Associate Engineer III		David Mueller	\$68.03			
Principal Engineer I		Harvey Oslick	\$76.00	\$2.13	\$78.13	
GIS Technician III		Jeanette Priest	\$45.00	\$1.26	\$46.26	
Associate Engineer I		Andrew Thies	\$60.25			
Planner III	Project Planner I	Andrew Dellas	\$45.75			\$60.00
Engineer III		Bryan Jensen	\$48.25			
Engineer III		Mitchell Berggren	\$42.00			
Engineer II		John Carey	\$35.50	\$0.99	\$36.49	
Engineer I		Michael Fitch	\$36.25			
Engineer I		Monica Cedeno	\$31.00	\$0.87	\$31.87	
Principal Engineer II		Christopher Hodge	\$93.75	\$2.63	\$96.38	
Associate Engineer III	Senior Engineer II	Stacey Randall	\$67.31			\$87.50
Associate Engineer III	Senior Engineer II	Jennifer Grant-Martinez	\$65.00			\$74.50
Engineer III		Evan Weston	\$43.00			
Engineer II		Christopher Sheldon	\$31.00			
Principal Surveyor I		Michael Long	\$88.94			
Engineer II		Virginia Detrick	\$36.25			
Project Coordinator		Lynette Marshall	\$39.00			\$43.00
CAD Technician III			\$53.85	\$1.51	\$55.36	
CAD Technician II			\$28.00	\$0.78	\$28.78	
CAD Technician I			\$20.00	\$0.56	\$20.56	
Party Chief			\$49.63	\$1.39	\$51.02	
Chainman			\$43.66	\$1.22	\$44.88	
Associate Planner		Tina Cooper	\$56.25			
Project Coordinator		Christie Levin	\$32.00	\$0.90	\$32.90	
Associate Engineer I		Justin McDougal	\$50.13	\$1.40	\$51.53	
Principal Engineer I		Gary Luce	\$50.00			
Field /Lab Technician I		Jackson Beadell	\$20.00	\$0.56	\$20.56	
Assistant Engineer	Engineer II	Seth Barton	\$20.00			\$43.50
Associate Engineer III		Mischelle Smith	\$64.00	\$1.79	\$65.79	
Field Technician III		Jim Koch	\$38.00	\$1.06	\$39.06	
Project Coordinator		Diane Arkell	\$38.00	\$1.06	\$39.06	

Original Classification	New Classification	Employee Name	Original Base Hourly Rate	2026	Supplement 13	Supplement 13
				2.8% COLA Increase	NEW Base Hourly Rate	Updated Base Hourly Rate
Field /Lab Technician I		Beau LaBarr	\$20.00	\$0.56	\$20.56	
Engineer II		Autumn Donevan	\$44.00			
Engineer II		Karina Barragan	\$37.00	\$1.04	\$38.04	
Principal Engineer II		Paul Klein	\$96.15	\$2.69	\$98.84	
Principal Engineer II		Matthew Spokely	\$110.58	\$3.10	\$113.68	
Principal Engineer I		Jeffrey Carpenter	\$103.37	\$2.89	\$106.26	
Principal Engineer I		Peter Tobia	\$93.75	\$2.63	\$96.38	
Associate Engineer III		Shane Lynch	\$75.00	\$2.10	\$77.10	
Associate Engineer II		James Fletter	\$64.42	\$1.80	\$66.22	
Associate Engineer II		Thomas Makris	\$64.90	\$1.82	\$66.72	
Associate Engineer I		Katie Wrightson	\$55.29			
Engineer III		Sayo Chaoka	\$48.50			
Engineer III		Michael Ronco	\$47.50	\$1.33	\$48.83	
Engineer III		Cassandra Webber	\$48.50			
Engineer II		Jordan Dawson	\$42.00			
Engineer II		Gregory Garrison	\$41.00			
Engineer II		Melissa Wilkerson	\$42.00	\$1.18	\$43.18	
Engineer I		Marison Contreras	\$33.00	\$0.92	\$33.92	
Cad Technician III		Steven Elston	\$53.85			
CAD Technician III		Jason Shillinsky	\$44.00	\$1.23	\$45.23	
Engineer I		Matthew Weiss	\$34.00			
CAD Technician II		Gregory McKain	\$28.00			
Planner II		Audra Wells	\$37.00	\$1.04	\$38.04	
Principal Planner II		Timothy Denham	\$100.96	\$2.83	\$103.79	
Principal Planner I		Stanley Mette	\$86.54	\$2.42	\$88.96	
Associate Planner III		Vance Jones	\$72.12	\$2.02	\$74.14	
Planner II		Emma Thompson	\$35.00			
Planner II		Nicholas Wilk	\$39.00	\$1.09	\$40.09	
Planner I		Abby Miramontes	\$31.75	\$0.89	\$32.64	
CADD Technician II		Andrew Mancini	\$27.50			
Surveyor III		David Brent	\$46.50			
Surveyor I		Jacob Johnson	\$31.00			
Surveyor I		Vitaliy Kosovan	\$31.00	\$0.87	\$31.87	
Surveyor I		Keith Pagulayan	\$29.00			
Surveyor I		Oscar Reddish	\$31.00	\$0.87	\$31.87	
Principal Engineer I		Mary Ann Hudspeth	\$100.00			
Assistant Engineer	Engineer I	Jason Lin	\$20.00			\$41.00
Princpal GIS I		Sheng Tan	\$87.50	\$2.45	\$89.95	
Associate GIS I		Jonathan Faoro	\$55.00	\$1.54	\$56.54	
GIS Technician III		Mons Jensen	\$45.00			
GIS Technician II		Elvis Bikoba	\$35.00	\$0.98	\$35.98	
GIS Techician I		Kenneth Holm	\$30.50	\$0.85	\$31.35	
Engineer II		Annelo Concepcio	\$40.00			
Planner I		Eralise Spokely	\$25.00			\$33.00
Designer	Engineer I	Lucas McGaugh	\$22.00			\$38.00
Surveyor II		Jason Merchant	\$38.50			

Original Classification	New Classification	Employee Name	Original Base Hourly Rate	2.8% COLA Increase	NEW Base Hourly Rate	Updated Base Hourly Rate
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NEW STAFF AND/OR CLASSIFICATIONS

*Orange Highlighted - Named employee on PH 2 cost proposal

Classification	Employee Name	Actual Base Hourly Rate
Principal Engineer II	Michael Hughes	\$105.77
Principal Engineer I	James Pangburn	\$100.96
Senior Surveyor II	Jimmy Koo	\$81.73
Surveyor II	Nicholas Foulk	\$43.00
Engineer II	Byron Peterson	\$42.50
Project Coordinator	Terri Falcone	\$42.00
Sr CAD Tech/Graphics Designer II	Frieda Frasier	\$41.00
Landscape Architect I	Philip Venegas	\$39.00
Landscape Architect I	Jaime Olmos	\$37.50
Landscape Architect I	Priscilla Maldonado	\$36.00
Planner I	Emma Deal	\$31.00
Project Coordinator	Jonathan Delatorre	\$28.00
Engineer I	Aaron Pickett	\$25.25
Administrative Assistant		\$33.00
Sr CAD Tech/Graphics Designer II		\$52.00
Sr CAD Tech/Graphics Designer I		\$46.00
CAD Tech/Graphics Designer		\$30.00
GIS Technician II		\$44.00
GIS Technician I		\$42.50
Landscape Architect I		\$37.50
Planner II		\$46.25
Planner I		\$42.00
Principal GIS I		\$91.35
Project Coordinator		\$45.00
Project Engineer II		\$74.66
Project Engineer I		\$64.75
Project GIS II		\$66.00
Project GIS I		\$55.50
Project Landscape Architect II		\$60.72
Project Landscape Architect I		\$57.69
Project Planner II		\$65.75
Project Planner I		\$62.02
Project Surveyor II		\$61.00
Project Surveyor I		\$58.03
Senior Engineer II		\$98.56
Senior Engineer I		\$87.50
Senior GIS II		\$85.58
Senior GIS I		\$75.50
Senior Planner II		\$90.00
Senior Planner I		\$73.80
Senior Surveyor II		\$91.83
Senior Surveyor I		\$67.31

From: PANG, MELODY@DOT <Melody.Pang@dot.ca.gov>

Sent: Wednesday, December 24, 2025 12:49 PM

To: Franklin, Anita <anita@acpwa.org>

Cc: Whitfield, Rodney (FHWA) <Rodney.Whitfield@dot.gov>; grace.regidor@dot.gov; Kishwar, Tanzeeba@DOT <tanzeeba.kishwar@dot.ca.gov>; Luo, Trina@DOT <Trina.Luo@dot.ca.gov>; Beem, Allyson@DOT <Allyson.Beem@dot.ca.gov>; Meharena, Ephrem@DOT <ephrem.meharena@dot.ca.gov>; Salvacion, Marie@DOT <Marie.Salvacion@dot.ca.gov>; Kaur, Tejwant@DOT <Tejwant.Kaur@dot.ca.gov>; Hill, Michael@DOT <Michael.Hill@dot.ca.gov>

Subject: Acceptance of Indirect Cost Rate (ICR) for County of Alameda and Wood Rodgers, Inc

Hello,

The Independent Office of Audits and Investigations (IOAI) conducted a Financial Document Review (FDR) of the ICR for the consultants listed below and included on the submitted FDR Request Form. The Agreement is between Wood Rodgers, Inc., and County of Alameda, Local Public Agency (LPA). The review was conducted under Title 23 United States Code (USC) 112(b)(2) and Title 23 Code of Federal Regulation (CFR) 172.11 to evaluate if the costs used in the ICR calculations are reasonable and meet requirements of 48 CFR, Chapter 1, Part 31. IOAI did not audit, examine, or test the consultants' financial management systems under generally accepted government auditing standards, and we do not express an opinion on its adequacy, or express an opinion on any costs or credits arising from the Agreement.

In addition, IOAI did not review proposed direct labor and other direct cost (ODC) items for reasonableness and allowability per 48 CFR, Chapter 1, Part 31. Please note the following as it relates to proposed direct labor and ODC items:

1. 48 CFR 31.202(a) - No final cost objective shall have given to it as a direct cost any cost, if other costs for the same purpose in like circumstances have been included in any indirect cost pool to be given to that or any other final cost objective.
2. Per the LPA's Master Agreement with Caltrans, the LPA must make sure all travel related costs paid to all consultants such as mileage, per diem for meals and hotel rates are not to exceed the California Department of Human Resources' rates.

Apex Civil Engineering

- Consultant is eligible for the Safe Harbor Rate (SHR) until 10/31/27. Effective 11/01/27 consultant will need to provide a current ICR.

FOR FINANCIAL DOCUMENT PACKAGES RECEIVED AFTER JUNE 30, 2025, CONSULTANTS' 2024 ICR(S) ARE REQUIRED.

IOAI reviewed and accepted/adjusted or previously accepted the following consultants' ICRs and issued Caltrans' acceptance identification numbers (ID).

Consultant	Caltrans Acceptance ID (CT ID)	One-Year Applicable Fiscal Period	Accepted ICR
Wood Rodgers, Inc.	L2026-2140	1/01/24-12/31/24	191.81%
Apex Civil Engineering	D2026-1489	11/01/25-10/31/26	120.00% (H) ⁽¹⁾ * 90.00% (F)

The Caltrans' acceptance ID is also posted to IOAI's website [Consultant Acceptance IDs for Indirect Costs at https://ig.dot.ca.gov](https://ig.dot.ca.gov) under the Resources tab.

⁽¹⁾ The Accepted Home (H) ICR are for home office employees and Field (F) ICR are for field employees, apply accordingly.



Inspector General

California Department of Transportation

Certification of Indirect Costs and Financial Management System

(Note: If a Safe Harbor Indirect Cost Rate is approved, this form is not required)

Consultant's Full Legal Name: Wood Rodgers, Inc.

Important: Consultant means the individual or consultant providing engineering and design related services as a party of a contract with a recipient or sub-recipient of Federal assistance. Therefore, the Indirect Cost Rate(s) shall not be combined with its parent company or subsidiaries.

Indirect Cost Rate (ICR):

Combined Rate: 191.81 Or

Home Office Rate: _____ and Field Office Rate (if applicable): _____

Facilities Capital Cost of Money (if applicable): _____

Fiscal Period:* 01/01/2024 to 12/31/2024

* Fiscal period is annual one year applicable accounting period that the ICR was developed (not the contract period). The ICR is based on the consultant's one-year applicable accounting period for which financial statements are regularly prepared by the consultant.

I have reviewed the proposal to establish an ICR(s) for the fiscal period as specified above and have determined to the best of my knowledge and belief that:

- All costs included in the cost proposal to establish the ICR(s) are allowable in accordance with the cost principles of the Federal Acquisition Regulation (FAR) 48, Code of Federal Regulations (CFR), Chapter 1, Part 31 (48 CFR Part 31).
- The cost proposal does not include any costs which are expressly unallowable under the cost principles of 48 CFR Part 31.
- The accounting treatment and billing of prevailing wage delta costs are consistent with our prevailing wage policy as either direct labor, indirect costs, or other direct costs on all federally-funded A&E Consultant Contracts.
- All known material transactions or events that have occurred subsequent to year-end affecting the consultant's ownership, organization, and indirect cost rates have been disclosed as of the date of this certification.

I am providing the required and applicable documents as instructed on the Financial Document Review Request form.

Financial Management System:

Our labor charging, job costing, and accounting systems meet the standards for financial reporting, accounting records, and internal control adequate to demonstrate that costs claimed have been incurred, appropriately accounted for, are allocable to the contract, and comply with the federal requirements as set forth in [Title 23 United States Code \(U.S.C.\) Section 112\(b\)\(2\); 48 CFR Part 31.201-2\(d\); 23 CFR, Chapter 1, Part 172.11\(a\)\(2\)](#); and all applicable state and federal rules and regulations.

Our financial management system has the following attributes:

- Account numbers identifying allowable direct, indirect, and unallowable cost accounts;
- Ability to accumulate and segregate allowable direct, indirect, and unallowable costs into separate cost accounts;

- Ability to accumulate and segregate allowable direct costs by project, contract and type of cost;
- Internal controls to maintain integrity of financial management system;
- Ability to account and record costs consistently and to ensure costs billed are in compliance with FAR;
- Ability to ensure and demonstrate costs billed reconcile to general ledgers and job costing system; and
- Ability to ensure costs are in compliance with contract terms and federal and state requirements.

Cost Reimbursements on Contracts:

I also understand that failure to comply with 48 CFR Part 16.301-3 or knowingly charge unallowable costs to Federal-Aid Highway Program (FAHP) contracts may result in possible penalties and sanctions as provided by the following:

- Sanctions and Penalties - [23 CFR Part 172.11\(c\)\(4\)](#)
- False Claims Act - [Title 31 U.S.C. Sections 3729-3733](#)
- Statements or entries generally - [Title 18 U.S.C. Section 1001](#)
- Major Fraud Act - [Title 18 U.S.C. Section 1031](#)

All A&E Contract Information:

- Total participation amount 121,415,036.00 on all State and FAHP contracts for Architectural & Engineering services that the consultant received in the last three fiscal periods.
- The number of states in which the consultant does business is 2
- Years of consultant's experience with 48 CFR Part 31 is 20
- Identify the type of audits listed below that the consultant has had performed (if applicable):

Cognizant ICR Audit ☒

Local Govt ICR Audit ☒

Caltrans ICR Audit ☒

CPA ICR Audit ☒

Federal Govt ICR Audit ☐

I, the undersigned, certify all of the above to the best of my knowledge and belief and that I have reviewed the ICR Schedule to determine that any costs which are expressly unallowable under the Federal cost principles have been removed and comply with [Title 23 U.S.C. Section 112\(b\)\(2\)](#), [48 CFR Part 31](#), [23 CFR Part 172](#), and all applicable state and federal rules and regulations. I also certify that I understand that all documentation of compliance must be retained by the consultant. I hereby acknowledge that costs that are noncompliant with the federal and state requirements are not eligible for reimbursement and must be returned to Caltrans.

Name:** Justin Rollman

Title:** Chief Financial Officer

Signature:  Digitally signed by Justin Rollman
Date: 2025.11.11 14:31:25 -08'00'

Date: 06/30/2026

Phone:** (916) 341-7760

Email:** jrollman@woodrogers.com

**An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President, a Chief Financial Officer, or equivalent, who has authority to represent the financial information used to establish the indirect cost rate.

Note: Both prime and subconsultants as parties of a contract must complete their own forms. Caltrans will not process local agency's invoices until a complete form is accepted and approved by the Independent Office of Audits and Investigations.

CITY OF SACRAMENTO 10-H FORM

COST PLUS FIXED FEE

Check one: Sub

Approved with Supplement # (type Original if it is the Original): Supp 2

SUB CONSULTANT Name: KMP Strategies

Date: 7/28/2026

Project Name: Sacramento River Parkway, Phase 2

Project #: K15185005

Fringe Benefit %

+ *Overhead %

Combined %

22.19%

238.12%

0.00%

260.31%

Fixed Fee (Profit) %:

7.00%

[Actual Base Hourly Rate Paid to Employee + (Actual Base Hourly Rate Paid to Employee x Combined %)] = A

A x Profit % = B

A + B = Actual Fully Loaded Hourly Rate

Key Staff	Prevailing Wage	Classification	Name	Actual Base Hourly Rate Paid to Employee For Reference Only (Does not include any Fringe, OH, or G&A)	Approved Fully Loaded Hourly Rate For Reference Only (Includes Fringe, OH, G&A & Fixed Fee)
		Partner	Sarah Modeste	\$74.52	\$287.30
X		Partner	Noah Painter	\$62.50	\$240.96
		Senior Project Manager	Jill Scofield	\$48.08	\$185.36
		Senior Project Coordinator	Lisa Serra	\$54.52	\$210.19
		Project Coordinator	Trianna Perez	\$40.00	\$154.21
		Project Assistant	Lydia Kennedy	\$30.00	\$115.66
		Project Assistant	Scott Modeste	\$30.00	\$115.66

Other Direct Costs (ODC) Items and Rates	Estimated ODC Budgets Shall Be Included in Cost Proposal	Description	Rate	Total
		Graphic Design	At Cost	\$ 4,225.00
		Printed Materials	At Cost	\$ 200.00
		Direct Mailing & Postage	At Cost	\$ 1,134.32
		Notification Expenses	At Cost	\$ 125.00
		Virtual Meetings	At Cost	\$ 229.93
		OTHER DIRECT COSTS TOTAL		\$ 5,914.25

SUB-CONSULTANT GRAND TOTAL: \$ 201,072.07

1. List all Professional and Supervisory staff by Classification and Name. For staff not listed by name but by classification only, a current payroll document identifying their actual base hourly rate shall be provided with every invoice where an unlisted staff bills time. The approved flat hourly billing rates for all employees will be calculated and reimbursed based on their actual base hourly rates per the date noted above. For staff not listed by name but by classification only, the reimbursement will not exceed the approved flat hourly billing rate for that classification. Approved flat hourly billing rates for new employees hired after the date of this cost proposal will not exceed the rates of similar personnel with similar experience listed on this cost proposal. The approved fully loaded billing rate shall be all-inclusive, including all mark-ups, fringe, and overhead expenses and profit.
2. Key Staff shall be determined by CITY Project Manager. (i.e., named Project Manager, a specific Principal Engineer, a specific Structural Engineer, etc. Note Key staff with an "X" in the Key Staff column.
3. The employees' actual base hourly rates used to negotiate the flat hourly billing rates in this 10-H Form are the rates that were effective per the date noted above. Addition of new staff, new classifications, or addition of a SUBCONSULTANT not previously listed on the approved 10-H Form(s) shall require written approval from the CITY. No work shall commence until the approval is provided by the CITY. New staff shall be paid at the same or lower approved flat hourly billing rate of the previously approved classification. In addition, if the substitution involves Key Staff, CONSULTANT must request and justify the need for the substitution and obtain approval from CITY Project Manager. Substituted Key Staff shall be as qualified as the original.
4. Approved flat hourly billing rates include all standard equipment including laptop, camera, cell phone, truck, standard personal safety equipment. CITY Project Manager shall approve any other direct costs.
5. Note employees/classifications that are subject to prevailing wage requirements with an "X" in the Prevailing Wage column. Prevailing Wage specified is based on current Department of Industrial Relations (DIR) determination. CONSULTANT shall be responsible for any future adjustments to the prevailing wage, including but not limited to, base hourly rates and employer payments as determined by the DIR. CONSULTANT is responsible for paying the appropriate rate, including escalations that take place during the term of the Agreement. CONSULTANT shall be reimbursed at the above listed approved flat hourly billing rates.
6. Overtime may be reimbursed to classifications where it is required by their union contracts (Prevailing Wage classifications). Overtime will not be charged unless prior written approval is received by CITY Project Manager. CITY shall pay CONSULTANT at the approved overtime rates noted above. CONSULTANT shall pay prevailing wage employees per prevailing wage guidelines.
7. Local transportation costs resulting from commuting to and from the employee's residence to the office or job site are not reimbursable.
8. The Project will not reimburse CONSULTANT for costs to relocate its staff to the geographic area of the contract. The Project will not reimburse CONSULTANT for any per diem.
9. ODC items are to be in compliance with Code of Federal Regulations, Title 48 Part 31 [Federal Acquisition Regulations (FAR) cost principles] and the firm's company-wide allocation policies and charging practices with all clients including federal government, state government, local agencies and private clients.

By signing here, you agree to the terms above, and attest that all information is accurate and true.

09/03/2025 Rev



SUBCONSULTANT'S AUTHORIZED PERSON SIGNATURE

COST PROPOSAL														
K15185005 - SACRAMENTO RIVER PARKWAY, PHASE 2														
KMP Strategies														
	Staff Name and or Classification	Sarah Modeste, Partner	Noah Painter, Partner	J. Scofield, Sr. Project Manager	Lisa Serra, Sr. Project Coordinator	Tarianna Perez Project Coordinator	Lydia Kennedy Project Assistant	Scott Modeste, Project Assistant	Hours Subtotal	Labor Costs	OH + Fringe 260.31%	Profit 7%	Total Cost	
	Actual Base Hourly Rate	\$ 74.52	\$ 62.50	\$ 48.08	\$ 54.52	\$ 40.00	\$ 30.00	\$ 30.00						
TASK 12 - PUBLIC OUTREACH & STAKEHOLDER SUPPORT														
12.1 - Public Outreach & Stakeholder Support	Hours	30	200	100	30	75	0	30	465	\$ 25,079.20	\$ 65,283.67	\$ 6,325.40	\$ 96,688.27	
Task 12 Subtotal		30	200	100	30	75	0	30	465	\$ 25,079.20	\$ 65,283.67	\$ 6,325.40	\$ 96,688.27	
TOTAL		30	200	100	30	75	0	30	465	\$ 25,079.20	\$ 65,283.67	\$ 6,325.40	\$ 96,688.27	
OTHER DIRECT COSTS														
Graphic Design													\$ 2,000.00	
Printed Materials													\$ 200.00	
Direct Mailing Pringing & Postage													\$ 300.00	
ODC Subtotal													\$ 2,500.00	
GRAND TOTAL													\$ 99,188.27	



MP Strategies will provide additional public outreach services during the Final Design and PS&E phase of the Sacramento River Parkway project, including support for right-of-way acquisition and finalization of the Safety Plan.

Scope of Services:

- Community Meetings – Plan and implement up to two (2) large community meetings to provide updates on project schedule, design progress, anticipated construction timeline, and Safety Plan. Meetings will include presentations, displays, and opportunities for public input. Meetings are anticipated approximately halfway through Final Design and near completion of Final Design.
- Small Group / Property Owner Meetings – Facilitate up to 8–10 small group or one-on-one meetings focused on access point locations, privacy, and design considerations. Provide summaries of feedback and coordinate closely with Council District 7.
- Right-of-Way Acquisition Outreach Support – Maintain and respond to project hotline and email inbox inquiries during ROW acquisition. Develop FAQs and messaging to support consistent, accurate communication regarding easements, privacy, and compensation. Document all interactions in the project inquiry log.
- Safety Plan Finalization – Work with the project team to finalize the Sacramento River Parkway Safety Plan. Prepare a public-facing document, develop supporting outreach materials (fact sheets, infographics, FAQs), and present the final plan at community meetings. Support city staff and develop messaging with YPCE, SacPD, and Park Rangers.
- Collateral Materials – Develop up to six (6) outreach materials (e.g., fact sheets, postcards, mailers, signage, infographics) in English and Spanish. Materials will be copywritten, designed, and distributed to support outreach during PS&E, ROW acquisition, and Safety Plan finalization.
- Ongoing Communication – Maintain and update the project webpage; prepare social media content as needed; support City and project partners in distributing timely updates on design, ROW, and safety measures.
- Outreach Management & Strategic Guidance – Attend monthly meetings and check in outreach calls; provide project summary of completed activities; maintain outreach database of property owners and stakeholders; serve as primary point of contact for public concerns.

Estimated Additional Budget: \$99,188 (Time & Materials basis, inclusive of labor and approved ODCs).



Sacramento River Parkway (K15185005)

ICR Increase, Updated Base Hourly Rate, Classification Update, and Add Staff

Original ICR: 118.70%

New ICR: 260.31%

Original Classification	New Classification	Employee Name	Original Base Hourly Rate	NEW Base Hourly Rate
Principal	Partner	Sarah Modeste	\$74.52	
Project Manager	Partner	Noah Painter	\$62.50	
Project Coordinator	Senior Project Manager	Jill Scofield	\$46.75	\$48.08
Project Coordinator	Senior Project Coordinator	Lisa Serra	\$46.75	\$54.52
Project Assistant		Lydia Kennedy	\$30.00	

NEW STAFF

Classification	Employee Name	Actual Base Hourly Rate
Project Coordinator	Trianna Perez	\$40.00
Project Assistant	Scott Modeste	\$30.00



Inspector General

California Department of Transportation

Certification of Indirect Costs and Financial Management System

(Note: If a Safe Harbor Indirect Cost Rate is approved, this form is not required)

Consultant's Full Legal Name: KMP STRATEGIES LLC

Important: Consultant means the individual or consultant providing engineering and design related services as a party of a contract with a recipient or sub-recipient of Federal assistance. Therefore, the Indirect Cost Rate(s) shall not be combined with its parent company or subsidiaries.

Indirect Cost Rate (ICR):

Combined Rate: 260.31 Or

Home Office Rate: _____ and Field Office Rate (if applicable): _____

Facilities Capital Cost of Money (if applicable): _____

Fiscal Period:* 1/1/2023 TO 12/31/2023

* Fiscal period is annual one year applicable accounting period that the ICR was developed (not the contract period). The ICR is based on the consultant's one-year applicable accounting period for which financial statements are regularly prepared by the consultant.

I have reviewed the proposal to establish an ICR(s) for the fiscal period as specified above and have determined to the best of my knowledge and belief that:

- All costs included in the cost proposal to establish the ICR(s) are allowable in accordance with the cost principles of the Federal Acquisition Regulation (FAR) 48, Code of Federal Regulations (CFR), Chapter 1, Part 31 (48 CFR Part 31).
- The cost proposal does not include any costs which are expressly unallowable under the cost principles of 48 CFR Part 31.
- The accounting treatment and billing of prevailing wage delta costs are consistent with our prevailing wage policy as either direct labor, indirect costs, or other direct costs on all federally-funded A&E Consultant Contracts.
- All known material transactions or events that have occurred subsequent to year-end affecting the consultant's ownership, organization, and indirect cost rates have been disclosed as of the date of this certification.

I am providing the required and applicable documents as instructed on the Financial Document Review Request form.

Financial Management System:

Our labor charging, job costing, and accounting systems meet the standards for financial reporting, accounting records, and internal control adequate to demonstrate that costs claimed have been incurred, appropriately accounted for, are allocable to the contract, and comply with the federal requirements as set forth in [Title 23 United States Code \(U.S.C.\) Section 112\(b\)\(2\); 48 CFR Part 31.201-2\(d\); 23 CFR, Chapter 1, Part 172.11\(a\)\(2\)](#); and all applicable state and federal rules and regulations.

Our financial management system has the following attributes:

- Account numbers identifying allowable direct, indirect, and unallowable cost accounts;
- Ability to accumulate and segregate allowable direct, indirect, and unallowable costs into separate cost accounts;

- Ability to accumulate and segregate allowable direct costs by project, contract and type of cost;
- Internal controls to maintain integrity of financial management system;
- Ability to account and record costs consistently and to ensure costs billed are in compliance with FAR;
- Ability to ensure and demonstrate costs billed reconcile to general ledgers and job costing system; and
- Ability to ensure costs are in compliance with contract terms and federal and state requirements.

Cost Reimbursements on Contracts:

I also understand that failure to comply with 48 CFR Part 16.301-3 or knowingly charge unallowable costs to Federal-Aid Highway Program (FAHP) contracts may result in possible penalties and sanctions as provided by the following:

- Sanctions and Penalties - [23 CFR Part 172.11\(c\)\(4\)](#)
- False Claims Act - [Title 31 U.S.C. Sections 3729-3733](#)
- Statements or entries generally - [Title 18 U.S.C. Section 1001](#)
- Major Fraud Act - [Title 18 U.S.C. Section 1031](#)

All A&E Contract Information:

- Total participation amount 1,591,696.41 on all State and FAHP contracts for Architectural & Engineering services that the consultant received in the last three fiscal periods.
- The number of states in which the consultant does business is 1
- Years of consultant's experience with 48 CFR Part 31 is 6
- Identify the type of audits listed below that the consultant has had performed (if applicable):

Cognizant ICR Audit ☐

Local Govt ICR Audit ☐

Caltrans ICR Audit ☐

CPA ICR Audit ☒

Federal Govt ICR Audit ☐

I, the undersigned, certify all of the above to the best of my knowledge and belief and that I have reviewed the ICR Schedule to determine that any costs which are expressly unallowable under the Federal cost principles have been removed and comply with [Title 23 U.S.C. Section 112\(b\)\(2\)](#), [48 CFR Part 31](#), [23 CFR Part 172](#), and all applicable state and federal rules and regulations. I also certify that I understand that all documentation of compliance must be retained by the consultant. I hereby acknowledge that costs that are noncompliant with the federal and state requirements are not eligible for reimbursement and must be returned to Caltrans.

Name:** SARAH MODESTE

Title:** PARTNER

Signature: 

Date: 06/25/2026

Phone:** (916) 548-1982

Email:** SARAH@KMPSTRATEGIES.COM

**An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President, a Chief Financial Officer, or equivalent, who has authority to represent the financial information used to establish the indirect cost rate.

Note: Both prime and subconsultants as parties of a contract must complete their own forms. Caltrans will not process local agency's invoices until a complete form is accepted and approved by the Independent Office of Audits and Investigations.

**CITY OF SACRAMENTO 10-H FORM
COST PLUS FIXED FEE**

Check one: Sub

Approved with Supplement # (type Original if it is the Original): Original

SUB CONSULTANT Name: Monument ROW

Date: 7/28/2026

Project Name: Sacramento River Parkway, Phase 2

Project #: K15185005

Fringe Benefit %	+	*Overhead %	Combined %
38.20%		65.06%	0.00%
			103.26%

Fixed Fee (Profit) %: 10.00%

[Actual Base Hourly Rate Paid to Employee + (Actual Base Hourly Rate Paid to Employee x Combined %)] = A

A x Profit % = B A + B = Actual Fully Loaded Hourly Rate

Key Staff	Prevailing Wage	Classification	Name	Actual Base Hourly Rate Paid to Employee For Reference Only (Does not include any Fringe, OH, or G&A)	Approved Fully Loaded Hourly Rate For Reference Only (Includes Fringe, OH, G&A & Fixed Fee)
X		Principal	Bob Morrison	\$111.42	\$249.12
		Senior Project Manager		\$90.63	\$202.64
		Project Manager		\$64.90	\$145.11
		Senior Project Coordinator		\$44.57	\$99.65
		Senior Agent		\$55.29	\$123.62
		Project Support Specialist		\$33.67	\$75.28
		Project Accountant		\$45.67	\$102.11

Other Direct Costs (ODC) Items and Rates	Estimated ODC Budgets Shall Be Included in Cost Proposal.	Description	Rate	Total
		Appraisal	\$4,500/EA	\$ 40,500.00
		Appraisal review	\$2,500/EA	\$ 22,500.00
		Mileage	IRS Rate	\$ 738.42
		Postage	At Cost	\$ 750.00
		OTHER DIRECT COSTS TOTAL		\$ 64,488.42

SUB-CONSULTANT GRAND TOTAL: \$ 179,599.99

- List all Professional and Supervisory staff by Classification and Name. For staff not listed by name but by classification only, a current payroll document identifying their actual base hourly rate shall be provided with every invoice where an unlisted staff bills time. The approved flat hourly billing rates for all employees will be calculated and reimbursed based on their actual base hourly rates per the date noted above. For staff not listed by name but by classification only, the reimbursement will not exceed the approved flat hourly billing rate for that classification. Approved flat hourly billing rates for new employees hired after the date of this cost proposal will not exceed the rates of similar personnel with similar experience listed on this cost proposal. The approved fully loaded billing rate shall be all-inclusive, including all mark-ups, fringe, and overhead expenses and profit.
- Key Staff shall be determined by CITY Project Manager. (i.e., named Project Manager, a specific Principal Engineer, a specific Structural Engineer, etc. Note Key staff with an "X" in the Key Staff column.
- The employees' actual base hourly rates used to negotiate the flat hourly billing rates in this 10-H Form are the rates that were effective per the date noted above. Addition of new staff, new classifications, or addition of a SUBCONSULTANT not previously listed on the approved 10-H Form(s) shall require written approval from the CITY. No work shall commence until the approval is provided by the CITY. New staff shall be paid at the same or lower approved flat hourly billing rate of the previously approved classification. In addition, if the substitution involves Key Staff, CONSULTANT must request and justify the need for the substitution and obtain approval from CITY Project Manager. Substituted Key Staff shall be as qualified as the original.
- Approved flat hourly billing rates include all standard equipment including laptop, camera, cell phone, truck, standard personal safety equipment. CITY Project Manager shall approve any other direct costs.
- Note employees/classifications that are subject to prevailing wage requirements with an "X" in the Prevailing Wage column. Prevailing Wage specified is based on current Department of Industrial Relations (DIR) determination. CONSULTANT shall be responsible for any future adjustments to the prevailing wage, including but not limited to, base hourly rates and employer payments as determined by the DIR. CONSULTANT is responsible for paying the appropriate rate, including escalations that take place during the term of the Agreement. CONSULTANT shall be reimbursed at the above listed approved flat hourly billing rates.
- Overtime may be reimbursed to classifications where it is required by their union contracts (Prevailing Wage classifications). Overtime will not be charged unless prior written approval is received by CITY Project Manager. CITY shall pay CONSULTANT at the approved overtime rates noted above. CONSULTANT shall pay prevailing wage employees per prevailing wage guidelines.
- Local transportation costs resulting from commuting to and from the employee's residence to the office or job site are not reimbursable.
- The Project will not reimburse CONSULTANT for costs to relocate its staff to the geographic area of the contract. The Project will not reimburse CONSULTANT for any per diem.
- ODC items are to be in compliance with Code of Federal Regulations, Title 48 Part 31 [Federal Acquisition Regulations (FAR) cost principles] and the firm's company-wide allocation policies and charging practices with all clients including federal government, state government, local agencies and private clients.

By signing here, you agree to the terms above, and attest that all information is accurate and true.

09/03/2025 Rev


SUBCONSULTANT'S AUTHORIZED PERSON SIGNATURE

[illegible]

**Project: Sacramento River Parkway, Segment 1****Agency: City of Sacramento****PROJECT UNDERSTANDING AND APPROACH**

This initial phase of the Project impacts properties along the East Levee of the Sacramento River from Garcia Bend Park north to Audubon Circle. While many of these properties are currently owned by the City, it may be necessary for property rights to be acquired from up to 9 privately-owned properties. Monument will work closely with the Project Engineer and the City to ensure that all necessary property rights are acquired to allow for construction of the Project.

All services will be performed in accordance with all applicable statutory and regulatory requirements, including: the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (49 CFR Part 24), as amended; the Caltrans Right-of-Way Manual; the Real Property Acquisition Guidelines (Title 25, California Code of Regulations); and the City's own policies and procedures.

SCOPE OF WORK**A. Appraisals**

All appraisals and appraisal reviews used for the acquisition of real property will be prepared in accordance with 49 CFR Part 24 and the Uniform Standards of Professional Appraisal Practice (USPAP). A single self-contained appraisal report will be prepared for each property acquisition that will contain relevant project-related data, subject property information, market comparables, and an analysis of the appraiser's value conclusions.

During the appraisal process, Monument will be responsible for the following tasks:

- Prepare appraisal scope, fee, and schedule for each property.
- Prepare and deliver appraisal notices to property owners.
- Conduct field reviews of property with appraiser.
- Make weekly contact with appraisers to update progress.
- Review appraisal reports for quality and accuracy.

Appraisals will be prepared in accordance with USPAP requirements, and will contain the following:

- Adequate description of the physical characteristics of the property being appraised (and, in the case of a partial acquisition, an adequate description of the remainder).
- Any identified personal property.
- Statement of any known or observed encumbrances and the location, zoning, present use, and year sales history of the property.
- An analysis of the property's highest and best use.
- All relevant approaches to value consistent with established federal appraisal practices. If more than one approach is used, there will be an analysis and reconciliation of the approaches to support the appraiser's opinion of value.
- A listing and analysis of comparable sales, including a description of all relevant physical, legal, and economic factors such as parties to the transaction, source, and method of financing, and verification by a party involved in the transaction.



- A statement of the value of the real property interest to be acquired and, for a partial acquisition, a statement of value of the damages and benefits, if any, to the remaining real property where appropriate.
- The effective date of valuation and date of appraisal report, with signed certification of the appraiser.

Deliverables:

- Up to 9 appraisal reports.

B. Appraisal Review

Review appraisals will be provided for each appraisal, in accordance with State and Federal law and City policy as required. The review appraiser will, as appropriate:

- Identify the intended users and use of the review, and the purpose of the assignment.
- Identify the following for each appraisal under review:
 - Appraiser and firm who completed the assignment.
 - Subject property.
 - Effective date of the appraisal and opinion of value.
 - Property and ownership interest appraised.
- Identify the scope of work to be performed.
- Develop an opinion as to the completeness of the material under review, given the scope of work applicable in the assignment.
- Develop an opinion as to the apparent adequacy and relevance of the data and the propriety of any adjustments to the data, given the scope of work applicable in the assignment.
- Develop an opinion as to the appropriateness of the appraisal methods and techniques used, given the scope of work applicable in the assignment, and develop the reasons for any disagreement.
- Develop an opinion as to whether the analyses, opinions, and conclusions are appropriate and reasonable, given the scope of work applicable in the assignment, and develop the reasons for any disagreement.
- Review appraisals will be forwarded to the City for establishment of just compensation prior to the preparation of offers to acquire the proposed land rights for the project.

Deliverables:

- Up to 9 appraisal reviews.

C. Acquisition and Negotiation

Based on our understanding of the project and information provided by the City, Monument assumes that the Project will require the acquisition of property rights from up to 9 owners. Monument will provide all services required for the City to purchase the right-of-way required to construct the Project. All tasks will be performed in accordance with applicable Federal, State and local regulations, and the City's internal policies and procedures. Specifically, Monument will:



- Coordinate and manage the acquisition process with the City, legal counsel, design team, property owners, and tenants along with the title company, appraisers, and other consultants to insure effective cross-discipline communications.
- Review right-of-way plans, appraisal reports, title reports, appraisal maps and legal descriptions and all other pertinent documents.
- Prepare acquisition offer packages consisting of the City's written purchase offer, appraisal summary statement, acquisition brochure, acquisition agreement, conveying instruments (Grant Deed, Permanent and/or Temporary Easements, etc.), Certificate of Acceptance, recommendation of Just Compensation, plat maps and legal descriptions, and Title VI Information.
- Monument's acquisition agent will attempt to meet personally with each property owner to present the offer and discuss the acquisition process.
- Negotiate in good faith with each property owner or their agent or representative and address any questions or concerns that may arise during the acquisition process.
- Establish and maintain an acquisition file for each property owner and maintain a file checklist pursuant to the City's specifications.
- Promptly transmit executed documents to the City for acceptance and processing.
- If necessary, prepare and submit a Letter of Recommendation for any proposed administrative settlements, which will include a chronology of the negotiation efforts, and provide supporting documentation and an explanation of the rationale behind the recommendation.
- Escrow Coordination (optional upon request) – Serving as liaison between the City and the title company, we will facilitate the opening of escrows, assist the escrow company in obtaining any necessary additional documentation, supervise and review the closing of escrows, and review closing statements for completeness and accuracy.
- Our primary goal will be to reach an agreement with each property owner, and we will work with the City to develop solutions to achieve this goal. Should negotiations reach an impasse, we will provide a written recommendation condemnation action, including all required justification and supporting documentation.
- Provide bilingual acquisition agents, if necessary.
- Upon project completion, completed acquisition files will be provided electronically for each impacted owner.

Deliverables:

- Up to 9 executed Agreements and Deeds/Easements.

D. Condemnation Support

In the event that negotiations are unsuccessful and the City has determined that an administrative settlement is not feasible, Monument will support the City's legal counsel throughout the condemnation process by preparing resolution hearing notices, providing copies of acquisition files and backup documentation, and assisting in the eminent domain complaint and trial preparation, as requested. Monument will also be available to provide expert witness testimony, if needed, and support any ongoing settlement negotiations that may occur prior to and during trial, including alternative dispute resolutions and negotiations for Stipulated Use and Possession to assure access to the property for Project use.

**COST PROPOSAL**

Task	Quantity	Est. Hours/Unit Cost	Total
Management/Coordination	80	\$220/hr.	\$17,600
Appraisal	9	\$4,500	\$40,500
Appraisal Review	9	\$2,500	\$22,500
Acquisition	9	\$7,500	\$67,500
Condemnation Support	2	\$2,500	\$5,000
ODCs (mileage, postage)			\$1,500
Total			\$154,600
Optional Tasks			
Appraisal Contingency (upon authorization from City)	As needed		\$25,000
Total With Contingency			\$179,600

Assumptions

1. Preliminary Title Reports to be provided by others.
2. Appraisal mapping and legals & plats to be provided by others.
3. Appraisal fees may vary based on complexity and actual market rates at time of assignment.
4. Project Management coordination to include one kickoff meeting and two status meetings per month for a six-month duration.
5. 90 Day negotiating period, or total of 60 labor hours per case, from date of first written offer.
6. One offer package per impacted property/owner.
7. Does not contain fees for utility coordination or escrow coordination services.
8. Expert testimony to be provided upon request for an additional fee.

Previously approved
10-H form(s) enclosed
for reference only

CITY OF SACRAMENTO 10-H FORM

COST PLUS FIXED FEE

Check one: Sub

Approved with Supplement # (type Original if it is the Original): SA # 11

SUB CONSULTANT Name: Mark Thomas & Company, Inc.

Date: 12/15/2025

Project Name: Sacramento River Parkway - Pocket Trail

Project #: K15185005

Fringe Benefit %

+ *Overhead %

Combined %

93.92%

58.01%

151.93%

Fixed Fee (Profit) %:

7.00%

[Actual Base Hourly Rate Paid to Employee + (Actual Base Hourly Rate Paid to Employee x Combined %)] = A

A x Profit % = B

A + B = Actual Fully Loaded Hourly Rate

Key Staff	Prevailing Wage	Classification	Name	Actual Base Hourly Rate Paid to Employee For Reference Only (Does not include any Fringe, OH, or G&A)	Approved Fully Loaded Hourly Rate For Reference Only (Includes Fringe, OH, G&A & Fixed Fee)
		Principal	Zach Siviglia	\$142.42	\$383.91
		Sr. Project Manager	Aaron Silva	\$84.94	\$228.97
		Project Manager	Matt Magaw	\$72.07	\$194.28
		Project Engineer	Carlos Rodriguez	\$54.09	\$145.81
		Design Engineer II	Josh Iniguez	\$40.14	\$108.20
		Design Engineer II	Serena Straub	\$40.14	\$108.20
		Design Engineer II	Tyler Miyata	\$40.14	\$108.20
		Design Engineer II	Juan Zermenio	\$38.89	\$104.83
		Design Engineer I	Aileen Chiang	\$34.57	\$93.19
		Design Engineer I	Jayden Cheguina	\$34.57	\$93.19
		Design Engineer I	Alisa Arthur	\$34.57	\$93.19
		Complaince Adminstrator	Kara Trammel	\$48.13	\$129.74
		Sr. Project Accountant	Cindy Stevens	\$54.70	\$147.45
		Sr. Project Accountant	Daveena Kumar	\$44.21	\$119.17
		Sr. Project Coordinator	Jamie Gerow	\$41.28	\$111.28
		Sr. Project Coordinator	Shannon Ruff	\$41.28	\$111.28
		Engineering Manager	TBD	\$111.55	\$300.70
		Sr. Project Manager	TBD	\$84.94	\$228.97
		Sr. Technical Lead	TBD	\$91.99	\$247.97
		Project Manager	TBD	\$72.07	\$194.28
		Technical Lead	TBD	\$77.41	\$208.67
		Sr. Project Engineer	TBD	\$76.76	\$206.92
		Sr. Technical Engineer	TBD	\$62.77	\$169.21
		Project Engineer	TBD	\$54.09	\$145.81
		Civil Engineering Designer	TBD	\$66.15	\$178.32
		Design Engineer II	TBD	\$40.14	\$108.20
		Sr. Planner	TBD	\$58.73	\$158.32
		Design Engineer I	TBD	\$34.58	\$93.22
		Planner II	TBD	\$41.55	\$112.01
		Planner I	TBD	\$33.02	\$89.01
		Sr. Technician	TBD	\$59.60	\$160.66
		Technician	TBD	\$37.26	\$100.44
		Intern	TBD	\$25.00	\$67.39
		Division Manager - CM	TBD	\$139.83	\$376.93
		Sr. Project Accountant	TBD	\$54.70	\$147.45
		Project Accountant	TBD	\$36.12	\$97.37
		Sr. Project Coordinator	TBD	\$41.28	\$111.28

Check one: Sub

Approved with Supplement # (type Original if it is the Original): SA # 11

SUB CONSULTANT Name: Mark Thomas & Company, Inc.

Date: 12/15/2025

Project Name: Sacramento River Parkway - Pocket Trail

Project #: K15185005

Fringe Benefit %

+ *Overhead %

Combined %

93.92%

58.01%

151.93%

Fixed Fee (Profit) %:

7.00%

[Actual Base Hourly Rate Paid to Employee + (Actual Base Hourly Rate Paid to Employee x Combined %)] = A

A x Profit % = B

A + B = Actual Fully Loaded Hourly Rate

Key Staff	Prevailing Wage	Classification	Name	Actual Base Hourly Rate Paid to Employee For Reference Only (Does not include any Fringe, OH, or G&A)	Approved Fully Loaded Hourly Rate For Reference Only (Includes Fringe, OH, G&A & Fixed Fee)
		Project Coordinator	TBD	\$34.06	\$91.81
		Sr. Technical Writer	TBD	\$45.06	\$121.47
		Technical Writer	TBD	\$66.65	\$179.67
		Sr. Graphic Manager	TBD	\$52.50	\$141.52
		Sr. Graphic Designer	TBD	\$43.00	\$115.91
		Graphic Designer	TBD	\$37.77	\$101.81
				\$0.00	\$0.00

Other Direct Costs (ODC)	Estimate d ODC Budgets Shall Be	Description	Rate	Total
				\$ -
			OTHER DIRECT COSTS TOTAL	\$ -

SUB-CONSULTANT GRAND TOTAL: \$ 31,433.79

1. List all Professional and Supervisory staff by Classification and Name. For staff not listed by name but by classification only, a current payroll document identifying their actual base hourly rate shall be provided with every invoice where an unlisted staff bills time. The approved flat hourly billing rates for all employees will be calculated and reimbursed based on their actual base hourly rates per the date noted above. For staff not listed by name but by classification only, the reimbursement will not exceed the approved flat hourly billing rate for that classification. Approved flat hourly billing rates for new employees hired after the date of this cost proposal will not exceed the rates of similar personnel with similar experience listed on this cost proposal. The approved fully loaded billing rate shall be all-inclusive, including all mark-ups, fringe, and overhead expenses and profit.

2. Key Staff shall be determined by CITY Project Manager. (i.e., named Project Manager, a specific Principal Engineer, a specific Structural Engineer, etc. Note Key staff with an "X" in the Key Staff column.

3. The employees' actual base hourly rates used to negotiate the flat hourly billing rates in this 10-H Form are the rates that were effective per the date noted above. Addition of new staff, new classifications, or addition of a SUBCONSULTANT not previously listed on the approved 10-H Form(s) shall require written approval from the CITY. No work shall commence until the approval is provided by the CITY. New staff shall be paid at the same or lower approved flat hourly billing rate of the previously approved classification. In addition, if the substitution involves Key Staff, CONSULTANT must request and justify the need for the substitution and obtain approval from CITY Project Manager. Substituted Key Staff shall be as qualified as the original.

4. Approved flat hourly billing rates include all standard equipment including laptop, camera, cell phone, truck, standard personal safety equipment. CITY Project Manager shall approve any other direct costs.

5. Note employees/classifications that are subject to prevailing wage requirements with an "X" in the Prevailing Wage column. Prevailing Wage specified is based on current Department of Industrial Relations (DIR) determination. CONSULTANT shall be responsible for any future adjustments to the prevailing wage, including but not limited to, base hourly rates and employer payments as determined by the DIR. CONSULTANT is responsible for paying the appropriate rate, including escalations that take place during the term of the Agreement. CONSULTANT shall be reimbursed at the above listed approved flat hourly billing rates.

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9. ODC items are to be in compliance with Code of Federal Regulations, Title 48 Part 31 [Federal Acquisition Regulations (FAR) cost principles] and the firm's company-wide allocation policies and charging practices with all clients including federal government, state government, local agencies and private clients.

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09/03/2025 Rev

SUBCONSULTANT'S AUTHORIZED PERSON SIGNATURE

**CITY OF SACRAMENTO 10-H FORM
COST PLUS FIXED FEE**

Check one: Sub

Approved with Supplement # (type Original if it is the Original): Supp 10

SUB CONSULTANT Name: GPA Consulting

Date: 11/17/2025

Project Name: Sacramento River Parkway

Project #: K15185005

Fringe Benefit %	+	*Overhead %	+	Gen & Admin %	Combined %
43.08%		107.86%		0.00%	150.94%

Fixed Fee (Profit) %: 7.00%

[Actual Base Hourly Rate Paid to Employee + (Actual Base Hourly Rate Paid to Employee x Combined %)] = A

A x Profit % = B

A + B = Actual Fully Loaded Hourly Rate

Key Staff	Prevailing Wage	Classification	Name	Actual Base Hourly Rate Paid to Employee For Reference Only (Does not Include any Fringe, OH, or G&A)	Approved Fully Loaded Hourly Rate For Reference Only (Includes Fringe, OH, G&A & Fixed Fee)
X		Principal Environmental Planner	Richard Galvin	\$99.00	\$265.82
X		Senior Environmental Planner / PM	Laura Comstock	\$52.88	\$141.99
		Associate Environmental Planner	Adelyn Alanis	\$37.50	\$100.69
		Environmental Planner	Monica Cozzella Carvalheira	\$26.44	\$70.99
		Senior GIS Analyst	Martin Rose	\$49.52	\$132.96
		Senior Architectural Historian	Jenna Kachour	\$46.05	\$123.65
		Associate Architectural Historian	Amanda Duane	\$42.44	\$113.95
		Associate Environmental Planner	Audrey von Ahrens	\$31.23	\$83.85
		Senior Biologist	Angela Scudiere	\$50.48	\$135.54
		Biologist	Mario Mayo	\$28.85	\$77.46
		Associate Biologist	Lizbeth Pliego Orozco	\$31.50	\$84.58
		Environmental Planner	Riley Vera	\$26.44	\$70.99
		Environmental Planner	Savannah Marburger	\$26.44	\$70.99
		Sr. Associate Biologist	Marieka Schrader	\$69.71	\$187.18

Other Direct Costs (ODC) Items and Rates	Estimated ODC Budgets Shall Be Included in Cost Proposal.	Description	Rate	Total
		Far Western	At Cost	\$ 62,135.12
		Airfare	At Cost	\$ 530.97
		Rideshare/Alternate Transportation	At Cost	\$ 92.98
		Rental Car	At Cost	\$ 300.00
		Lodging	Per FAR Guidelines	\$ 289.54
		Meals	Per FAR Guidelines	\$ 42.54
				\$ -
		OTHER DIRECT COSTS TOTAL		\$ 63,391.15

SUB-CONSULTANT GRAND TOTAL: \$ 260,497.47

Check one: Sub

Approved with Supplement # (type Original if it is the Original): Supp 10

SUB CONSULTANT Name: GPA Consulting

Date: 11/17/2025

Project Name: Sacramento River Parkway

Project #: K15185005

Fringe Benefit % + *Overhead % + Gen & Admin % Combined %

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09/03/2025 Rev

SUBCONSULTANT'S AUTHORIZED PERSON SIGNATURE