

Attachment A  
to 2nd Amendment  
to PSA



December 2, 2016

Mr. Ken Robertson, Director  
Community Development Department  
City of Hermosa Beach  
1313 Valley Drive  
Hermosa Beach, CA 90254

**Subject: Revisions to the Contract Agreement to Prepare the Environmental Impact Report for the Strand and Pier Hotel Project**

Dear Mr. Robertson:

Per direction from the City of Hermosa Beach (City), Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler) has prepared a revised schedule for the purposes of extending our contract agreement with the City to Prepare the Environmental Impact Report (EIR) for the *Strand and Pier Hotel Project*. Based on previous delays in the Applicant's submittal of the Project Application as well as supporting technical studies (including the transportation and parking studies, which are still outstanding), our original project schedule has been delayed. With the release of the Initial Study (IS) / Notice of Preparation (NOP) on October 27, 2016 we now estimate completion of the EIR by the end of September 2017. In order to account for any unforeseen delays and reduce the need for multiple extensions, we request that the City extends the contract agreement through June 2018.

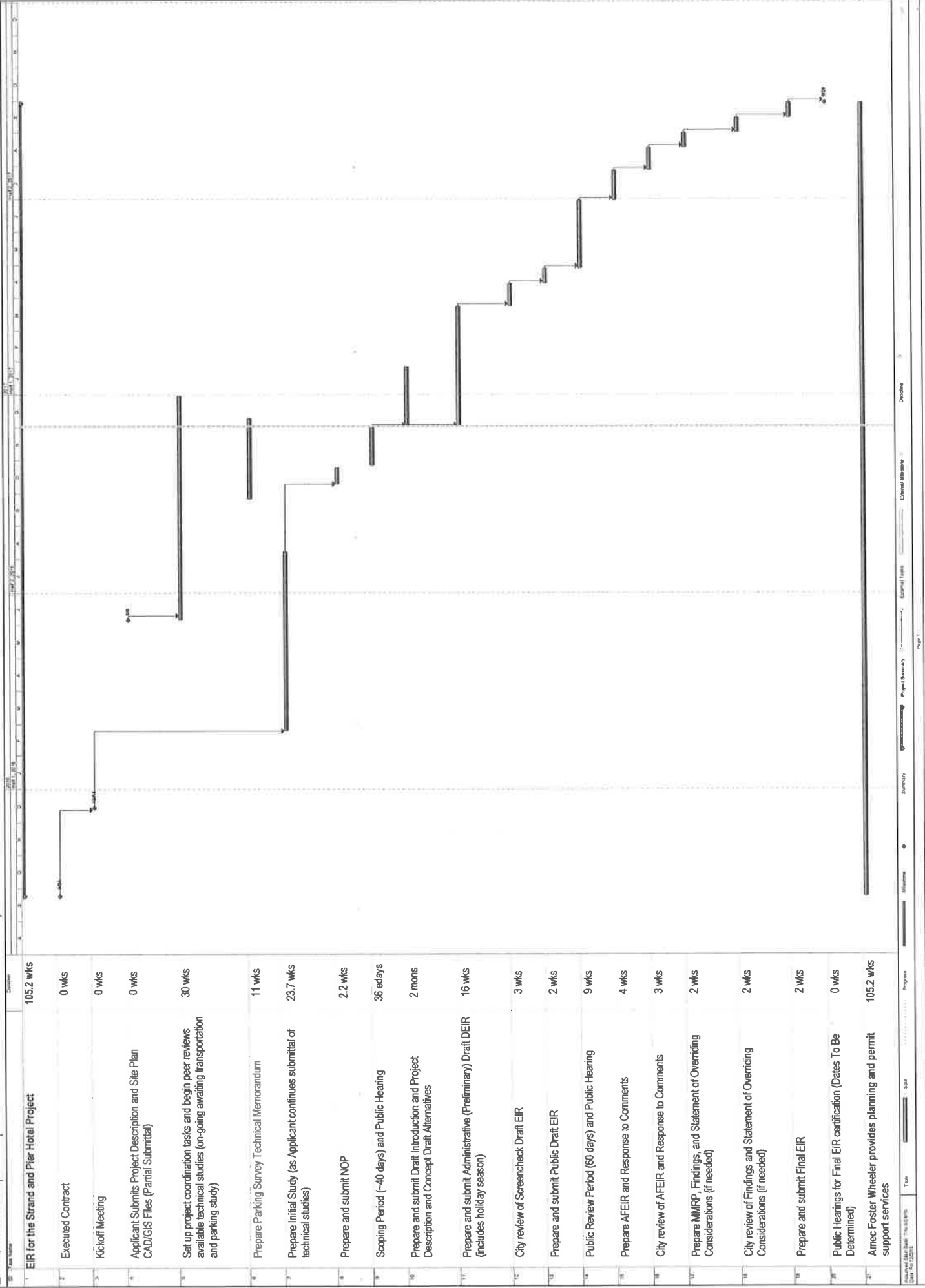
Additionally, at the City's request Amec Foster Wheeler's team, including Fehr & Peers, prepared a parking survey and associated technical memorandum in order to support a critical discussion of coastal access parking in the EIR. The Notice to Proceed was received from the City on August 19, 2016 and the Draft Technical Report was submitted on November 23, 2016. It is anticipated that the Final Technical Report will be submitted no later than December 9, 2016. Consequently, in addition to the schedule extension, at the City's direction we have also requested a budget modification of \$33,685 to cover the attached approved scope of work and costs for the Parking Survey.

Should you have additional questions or need clarification on any of the subject items, please feel free to contact Mr. Dan Gira at (805) 962-0992 x225 or [daniel.gira@amecfw.com](mailto:daniel.gira@amecfw.com).

Respectfully Submitted,

Aaron P. Goldschmidt  
Vice President  
Environmental Planning and Natural Resources Program  
Attachments:

- 1) Tentative Revised Schedule to Prepare the EIR for the Strand and Pier Hotel Project
- 2) Approved Scope of Work to Conduct a Parking Survey and Enhanced Pier Review of the Parking Study for the Strand and Pier Hotel EIR Project





August 24, 2016

**VIA EMAIL TRANSMISSION**

Mr. Ken Robertson, Director  
Community Development Department  
City of Hermosa Beach  
1315 Valley Drive  
Hermosa Beach, CA 90254

**Subject: Modification to Contract to Conduct a Parking Survey and Enhanced Peer Review of the Parking Study for the Strand and Pier Hotel EIR Project**

Greetings Mr. Robertson,

In response to the City's request for a parking survey and enhanced peer review of the Applicant's parking study in support of the proposed Strand and Pier Hotel project, please find our proposed scope of work modifications to our existing contract for Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler) to prepare the Environmental Impact Report (EIR) for the Strand and Pier Hotel project. This proposal was prepared per discussions with the City Community Development Department Staff on July 13, July 28, and August 22, 2016, and in concurrence with our subconsultant team member Fehr & Peers.

The attached scope of work delineates the consulting team's additional effort covered under this proposed contract modification. In addition to Fehr & Peer's proposed scope, Amec Foster Wheeler has also included a modest level of additional effort to address scope expansion costs, including management of shared parking study activities (e.g., parking inventory and utilization survey counts), review of the technical memorandum, and ongoing contract administration. As such, the total projected cost also includes time for Amec Foster Wheeler's Project Manager and Deputy Project Manager as well minor time for Administrative Personnel for contract modification.

**Total Estimated Cost:** Amec Foster Wheeler will complete this additional tasks for a not-to-exceed \$33,685 total contract budget augmentation for the existing contract. All terms and conditions of this contract remain the same. If you have any questions, please contact Dan Gira at (805) 962-0992 x225 / [daniel.gira@amecfw.com](mailto:daniel.gira@amecfw.com), or Nick Meisinger at (805) 252-0060 / [nick.meisinger@amecfw.com](mailto:nick.meisinger@amecfw.com).

## Summary of Modified Cost Estimates for the Strand and Pier Hotel EIR

Direct Labor	Direct Labor Hours	Cost Modification Estimate
Project Manager (D. Gira)	8	\$1,360
Deputy Project Manager (N. Meisinger)	16	\$1,520
Project Administrator (R. Malloch)	2	\$240
Subcontracts/Procurement (D. Bond)	1	\$95
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Subcontractor Labor	Direct Labor Hours	Cost Modification Estimate
Fehr & Peers	-	\$27,700
10% Subcontractor Markup	-	\$2,770
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Project Total	27	\$33,685

Thank you for your consideration of this proposal.

**Amec Foster Wheeler Environment & Infrastructure, Inc.**



Aaron Goldschmidt, Operations Manager  
Environmental Planning and Permitting Services

Enclosed:

- Fehr & Peers Amendment to the Peer Review of Traffic and Parking Studies for the proposed Hermosa Beach Hotel Project (P6074)

***Amendment to the Peer Review of Traffic and Parking Studies for the Proposed Hermosa Beach Hotel Project  
(P6074)***

Fehr & Peers will prepare a Parking Existing Setting Study for the proposed Strand & Pier Hotel planned in the City of Hermosa Beach. If desired, Fehr & Peers will additionally develop a Shared Parking Study for the proposed project based on the Parking Existing Setting Study as well as ULI shared parking methodology. Our proposed amendment to the original scope of work has been developed based on our understanding of the project, the setting, and our knowledge and experience conducting parking studies.

**SCOPE OF WORK**

Our scope of work includes one primary task and one optional task.

Conduct a detailed parking inventory and utilization survey of all publicly-available parking within approximately three blocks of the project site, including on-street metered and unmetered parking and the three municipal parking lots. Parking utilization surveys will be conducted on one weekday and one weekend-day to capture typical parking demand in the vicinity of the proposed project. Data will be collected on parking time limits and restrictions. Data on vehicle parking duration will also be collected at a selected municipal parking facility. The idea is that this sample data will inform public parking facilities proximate to the proposed project.

The duration survey will inform turnover rates and the percentage of long-term parking (longer than three hours), and will involve observation sweeps conducted by a surveyor once every hour from 6:00 AM to 12:00 midnight. The surveyors will note the last four characters of the license plate of a parked vehicle during each observation sweep. The data will be post-processed and anonymized to obtain duration of stay for each vehicle parked in the municipal parking structure. Non-duration occupancy data for the same 18-hour period at both municipal and privately-owned parking facilities will be collected through the use of cameras placed at driveways to capture vehicular ins and outs.

Optional Sub-Task A1a

*If desired, duration surveys can be conducted at all three municipal parking lots in Task A1. The cost of this optional task can be provided upon request.*

Conduct a parking inventory and occupancy survey at the Beach House Hotel, which is adjacent to the proposed project site. Conduct additional parking inventory and occupancy surveys at two other hotels that are determined to be comparable to the proposed project, selected in consultation with City staff. These hotels will likely be in a similar

setting serving a similar market of hotel guests. Hotel occupancy surveys will be collected in the same manner as described in Task A1.

Analyze survey data of public parking facilities located within the area adjacent to the proposed project site to determine existing peak parking utilization of publicly-available parking facilities in the vicinity of the proposed project both on a weekday and on the weekends.

Analyze survey data from the three hotel sites.

Summarize Tasks A1 through A4 in a technical memorandum and submit to City staff and the project team for review and discussion. Upon receipt of one round of comments, a final memorandum will be prepared.

#### **COST ESTIMATE AND SCHEDULE**

Fehr & Peers will perform this work for a fixed fee of \$27,700. Following receipt of written authorization to proceed, counts of the municipal parking structures and on-street parking will be collected within a few days. We will submit the draft technical memorandum within 6 to 8 weeks.

#### **OPTIONAL**

Based on the analysis in Task A, develop an existing conditions parking demand rate for the proposed hotel. Develop a shared parking model using ULI shared parking methodology to estimate peak parking demand for existing and future uses associated with the proposed project. The peak parking demand and individual demand profiles for proposed uses will be evaluated for both a weekday and a weekend-day. The model will be adjusted, if needed, per data collected at other similar hotels surveyed in Task A, as well as corporate data provided by the applicant. Future peak parking demand for the site will be compared with future supply to identify project parking sufficiency.

Summarize Task C1 in a technical memorandum and submit for review and discussion. Following receipt of one round of comments, a final memorandum will be prepared.

## COST ESTIMATE AND SCHEDULE

If this optional task is selected, Fehr & Peers will perform this work for a fixed fee of \$11,900. Work on this task can begin following completion of Task A and provision of an updated project description. We will submit the draft technical memorandum within 3 weeks of task initiation.

If the terms of this proposal and the attached General Terms and Conditions are acceptable to you, this letter can serve as our contractual agreement. In that case, please return a signed copy of this letter to us. Invoices will be submitted monthly for services rendered and are due and payable upon receipt.

We look forward to working with you on this project. If you have any questions or comments, please contact Rachel Neumann at (213) 261-3080.

Sincerely,

FEHR & PEERS

**ACCEPTED BY:**



Anjum Bawa, AICP

*Principal*

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Date: \_\_\_\_\_

Attachment:  
*Standard Terms and Conditions*

/RMN  
P6074

