



ORIGINAL

**INTERGOVERNMENTAL AGREEMENT
BETWEEN THE HOUSING AUTHORITY OF PORTLAND AND THE
CITY OF PORTLAND BUREAU OF ENVIRONMENTAL SERVICES
FOR THE HOPE VI REDEVELOPMENT OF COLUMBIA VILLA**

This Intergovernmental Agreement (IGA), authorized pursuant to ORS 190.110, is entered into this 19th day of November, 2002, by and between the Housing Authority of Portland, a municipal corporation organized under Oregon Law, hereafter called HAP, and the City of Portland (City) acting by and through its Bureau of Environmental Services, hereafter called BES.

RECITALS

WHEREAS, HAP received a HOPE VI grant from the U.S. Department of Housing and Urban Development (HUD) to redevelop Columbia Villa; and

WHEREAS, HAP will redevelop Columbia Villa as a vibrant mixed-income community, reconnected to the surrounding neighborhood, and provide a variety of opportunities for low, moderate, and middle-income individuals and families.

WHEREAS, HAP will make services available to residents and the broader community that will stabilize lives, promote self-sufficiency and link people to educational and recreational opportunities.

WHEREAS, BES has an existing agreement with Parametrix, Inc., for the execution of environmental review services, and

WHEREAS, HAP and BES have authority under ORS Chapter 190 to enter into a cooperative intergovernmental agreement,

NOW THEREFORE, in recognition of the foregoing Recitals, BES and HAP agree as follows:

PURPOSE

HAP and BES desire to work together to advance the prospects for the successful completion of the Columbia Villa redevelopment. By this IGA, BES agrees to provide HAP with environmental review services in compliance with CFR 24 Part 58 and all review processes specified therein, as required by HUD of HOPE VI grant recipients. HAP and BES agree that work will be performed by Parametrix, Inc., and that Parametrix, Inc. will be responsible for

conducting all aspects of the environmental review process, and that the work will be completed in a timely manner consistent with Parametrix, Inc.'s proposal.

GENERAL PROVISIONS

1. **Effective Date and Duration** This IGA is effective from the date of execution by both parties. Unless earlier terminated or extended, this IGA shall expire when Parametrix, Inc.'s completed performance has been accepted by HAP or December 31, 2003, whichever date occurs first.
2. **Statement of Work** The statement of work, (the "Work") including the delivery schedule for such Work, is contained in Exhibit A. Parametrix, Inc. agrees to perform the Work in accordance with the terms and conditions of this IGA.
3. **Compensation** HAP shall reimburse BES for costs incurred by Parametrix, Inc., and costs incurred by BES in the management of this contract, as described in Exhibit B.
4. **Time of Payment** BES will, within ten (10) calendar days after the end of each month, submit a statement to HAP for the portion of the fee which is payable with respect to those services rendered during the prior month. HAP will pay each statement within thirty (30) days after receipt.
5. **Early Termination** HAP or BES may terminate this Agreement, in whole or in part, at any time by giving the other party ten (10) days written notice.
6. **Payment on Early Termination** If terminated under Section 7.0 for the convenience of HAP or BES, HAP shall pay BES for work performed prior to termination date if such work was performed in accordance with Contract. In the event of a termination, BES shall submit to HAP a final billing in a manner consistent with Section 6.0 of the Agreement.
7. **Project Representatives** Individuals identifies below are the designated contacts for the coordination of this Agreement, unless another individual is designated by written notice to the other party. Notice and communications provided for under this Agreement shall be addressed to the following individuals:

<u>BES</u>		<u>HAP</u>	
Manager:	John O'Donovan	Manager:	Julie Livingston
Organization:	City of Portland	Organization:	Housing Authority of Portland
Address:	1120 SW Fifth Ave Suite 1000 Portland OR 97204	Address:	135 SW Ash St Suite 500 Portland OR 97204
Phone:	503-823-7881	Phone:	503-260-1395
Fax:	503-823-5565	Fax:	503-802-8579
Email:	johnno@bes.ci.portland.or.us	Email:	juliel@hapdx.org

8. **Subcontracts** BES shall not enter into any subcontracts for any of the work scheduled under this IGA without obtaining prior written consent from HAP's Project Manager.
9. **Staff Changes** Neither BES nor Parametrix, Inc. shall replace their designated Project Manager without obtaining prior written consent from HAP's Project Manager.

10. **IGA Documents** This IGA consists of the following documents, which are listed, in descending order of precedence: This IGA less all exhibits, attached Exhibit A, Work Statement, Exhibit B, Budget, and Exhibit C, Schedule. All attached Exhibits are hereby incorporated for reference.
11. **Amendments** The terms of this IGA shall not be waived, altered, modified, supplemented, or amended, in any manner whatsoever, except by written instrument signed by both parties.
12. **Funds Available and Authorized** Both parties certify that at the time the IGA is written that sufficient funds are available and authorized for expenditure to finance costs of this IGA within either party's current appropriation and limitation. Both parties understand and agree that payment of amounts under this IGA attributable to work performed after the last date of the current budget period is contingent on either party receiving appropriations, limitations, or other expenditure authority.
13. **Captions** The captions or headings in this IGA are for convenience only and in no way define, limit or describe the scope or intent of any provisions of this IGA.
14. **Choice of Venue** Oregon law shall govern this IGA and all rights, obligations and disputes arising out of the IGA. Venue for all disputes and litigation shall be in Multnomah County, Oregon.
15. **Severability/Survival** If any of the provisions contained in this IGA are held unconstitutional or unenforceable, the enforceability of the remaining provisions shall not be impaired. All provisions concerning the limitation of liability, indemnity and conflicts of interest shall survive the termination of this IGA for any cause.
16. **Ownership of Work Product** All work products, including reports, research data in hard copy or electronic form that result from this IGA, are the exclusive property of HAP. However, BES reserves the right to retain copies of such items for its records.
17. **Access to Records** Both parties and their duly authorized representatives shall have access to the books, documents, papers, and records which are directly pertinent to the specific IGA for the purpose of making audit, examination, excerpts, and transcript.
18. **Compliance with Applicable Law** Both parties shall comply with all federal, state, and local laws, regulations, executive orders and ordinances applicable to the Work under this IGA. Without limiting the generality of the foregoing, parties expressly agrees to comply with: (i) Title VI of Civil Rights Act of 1964; (ii) Section V of the Rehabilitation Act of 1973; (iii) the Americans with Disabilities Act of 1990 and ORS 659.425; (iv) all regulations and administrative rules established pursuant to the foregoing laws; and (v) all other applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations. Both party's performance under this IGA is conditioned upon either parties compliance with the provisions of ORS 279.312, 279.314, 279.316, 279.320, and 279.555, which are incorporated by reference herein.
19. **No Third Party Beneficiary** HAP and BES are the only parties to this IGA and as such, are the only parties entitled to enforce its terms. Nothing contained in this IGA gives or shall be construed to give or provide any benefit, direct, indirect, or otherwise to third

EXHIBIT A – WORK STATEMENT

For Environmental Review Services for the HOPE VI Redevelopment of Columbia Villa

Revised 11/20/2002

This scope of work is intended to provide the analysis and documentation of development alternatives, existing conditions, impacts and mitigation for the Housing Authority of Portland's (HAP) proposed HOPE VI redevelopment of Columbia Villa. The objective of this work is to complete the NEPA review requirements for this project, in compliance with Federal Housing and Urban Development guidelines, within the June 2003 timeline. The following scope of work describes the effort required to prepare a NEPA Environmental Assessment (EA). Should an Environmental Impact Statement (EIS) be required, HAP and Parametrix (PMX) will renegotiate the appropriate scope and budget and execute a separate agreement for those specific services required to prepare the EIS.

1. *Project Set-up, Purpose and Need, and Description of Alternatives*

Assumptions

- PMX and HAP Project Managers (PM) will meet on a weekly basis.
- HAP will establish and coordinate the logistics of agency / technical team meetings.
- HAP, its consultants, and its agency partners will provide copies of all existing relevant studies, graphic files, meeting minutes, mapping, etc.
- PMX will prepare drafts of the Purpose and Need, Definition of Alternatives and Alternatives Eliminated from Further Consideration.

Scope

- PMX will coordinate with HAP to establish the NEPA environmental analysis and documentation requirements, draft scope of work, work effort required of PDOT and Mithun, schedule and budget. This will involve reviewing existing information, potential issues anticipated for this project, and meetings and communications with HAP staff and other project team members.
- PMX will prepare a Project Work Plan for completing the project. This work plan will be reviewed by the agency / technical team during Task 2.
- PMX will work with Cogan Owens Cogan to develop a plan for coordinating the NEPA community outreach with their existing outreach program.
- PMX will coordinate with HAP to develop Purpose and Need statement.
- PMX will coordinate with HAP, PDOT, Mithun and Cogan Owens Cogan to document the range of alternatives being considered, alternatives considered and eliminated from further evaluation, and key community and agency issues.
- PMX PM will attend up to two (2) agency / technical team meetings per month.
- One PMX staff will attend up to two (2) community-related meetings per month.

Deliverables

- Preliminary project scope, schedule and budget (to be reviewed for finalization after informal scoping)

- Project Work Plan
- Purpose and Need Statement
- Definition of Alternatives
- Alternatives Eliminated from Further Consideration
- PM to attend up to two (2) agency / technical team meetings per month
- One PMX staff to attend up to two (2) community-related meetings per month
- PM to attend weekly meetings with HAP PM, up to four (4) meetings per month

2. Alternatives Development, Screening and Refinement

Assumptions

- PMX will revise the Project Work Plan, Project scope, schedule and budget based on the outcome of the reconnaissance and the review of the agency / technical team.
- The City of Portland's Bureau of Housing and Community Development has been designated by HUD as the responsible entity for ensuring NEPA compliance.
- PMX and HAP Project Managers (PM) will meet on a weekly basis.
- HAP will coordinate the logistics of agency / technical team meetings.
- HAP, its consultants, and its agency partners will provide copies of all existing relevant studies, graphic files, meeting minutes, mapping, etc.
- Up to three (3) conceptual alternatives and the No-Build will be evaluated at a screening level for this task.

Scope

- PMX will coordinate with HAP, PDOT and Mithun to develop conceptual alternatives to a level sufficient to determine the viability of each alternative
- PMX will coordinate with HAP, PDOT and Mithun to conduct a reconnaissance of the NEPA environmental elements for the alternatives being considered. This reconnaissance will be conducted at a screening level of analysis to scope the issues that must be addressed in the EA. PMX will document the findings of the reconnaissance and present those findings to the agency / technical review team.
- PMX will coordinate with HAP and Cogan Owens Cogan to review with the CAC the alternatives being considered to identify key community issues.
- Based on the outcome of the agency / technical review team meeting, PMX will prepare a memorandum of the findings and a request to BHCD for concurrence on the preparation of an EA. PMX PM will attend up to two (2) meetings with BHCD to discuss the findings and requested concurrence.
- PMX team will begin Section 106 eligibility determination process. PMX team will coordinate and prepare for an on-site project review with SHPO and attendance by all pertinent team members and project partners.
- PMX will work with HAP to revise the Project Work Plan, scope, schedule and budget as appropriate.

Deliverables

- Reconnaissance level screening analysis
- Memorandum documenting findings of screening analysis
- Memorandum requesting BHCD concurrence for preparation of an EA
- On-site project review meeting with SHPO and relevant team members
- Revised Project Work Plan, scope, schedule and budget as appropriate
- PM to attend up to two (2) agency / technical team meetings per month
- One PMX staff to attend up to two (2) community-related meetings per month

- PM to attend weekly meetings with HAP PM, up to four (4) meetings per month

3. **Alternatives Analysis**

Assumptions

- PMX and HAP Project Managers (PM) will meet on a weekly basis.
- HAP will coordinate the logistics of agency / technical team meetings.
- HAP, its consultants, and its agency partners will provide copies of all existing relevant studies, graphic files, meeting minutes, mapping, aerial photographs, etc. necessary to conduct the alternatives analysis.
- HAP will provide a list of all agencies, persons, businesses and organizations consulted.
- HAP, its consultants, and its agency partners will provide necessary information from affected residents, affected property owners, project construction plan, design assumptions, and project renderings.
- Cogan Owens Cogan will provide a description of the community outreach effort in general and efforts to reach low-income and minority populations and a list of persons consulted.
- Assumptions for analysis of each of the NEPA environmental elements is included below. The degree to which each environmental criteria will be analyzed will be based on the results of the Task 2 reconnaissance and direction from the agency / technical team and BHCD.
- The analysis and documentation will be prepared to comply with HUD's NEPA guidelines.
- One alternative plus the No-Build will be evaluated.

Scope

- PMX will coordinate with HAP, PDOT and Mithun to prepare preliminary design and engineering drawings for the viable conceptual alternatives, sufficient to conduct alternatives analysis.
- PMX will coordinate with HAP and Cogan Owens Cogan to review with the CAC the preliminary design and engineering.
- PMX and project team will conduct an alternatives analysis for most viable alternatives forwarded from the Task 2 reconnaissance. Analysis of NEPA environmental criteria will be conducted. Existing conditions, future conditions for the Build and No-Build Alternatives will be analyzed and appropriate mitigation will be defined, except for Historic Resources which is only budgeted for the Section 106 determination effort. For Historic Resources, mitigation analysis is excluded from the current budget and will be scoped and budgeted after SHPO's Section 106 determination and direction. The degree to which the environmental criteria will be analyzed will be based on the results of the Task 2 reconnaissance and direction from the agency / technical team and BHCD. PMX will document the findings of the alternatives analysis.

Displacements: Displacements will occur therefore analysis will be required. Describe HAP's relocation program and proposed measures to minimize inconvenience to displaced residents.

Land Use/Zoning/Local Plans and Policies: Evaluation of the consistency of the proposed action with zoning. Summarize relevant local plans and describe proposed action's consistency with relevant plans.

Secondary Development: Evaluate potential indirect development impacts associated with the project, and the compatibility of indirect development with relevant plans and policies.

Community Disruption: Evaluate impacts regarding "access to community facilities" that could result from the parking and access changes, and the development of the proposed project.

Environmental Justice Analysis: Provide analysis and documentation needed to comply with the Executive Order on Environmental Justice. Review Census data or more recent, relevant data available from the City or Metro to describe the minority and low income populations in the affected area. Analyze the potential for disproportionate impacts on these populations and document HAP's outreach and involvement of these populations.

Aesthetics: Evaluate project design compatibility with surrounding visual/aesthetic environment. Mithun will provide renderings or other project simulations, as needed.

Historic and Cultural Properties. Evaluate the project for potential impacts to properties and districts on or eligible for listing on the National Register of Historic Places, or are considered local or state resources. Coordination with State Historic Preservation Office.

Parklands: Evaluate project for potential impacts on any public parks, recreation areas or 4(f) eligible resources that would be affected or are located within the potential area of effect of the project (typically within 200 to 300 feet).

Flooding and Navigable Waters: Evaluate project for potential impacts from and on floodplains, floodways, and navigable waters.

Safety and Security: Evaluate the project for potential security issues and pedestrian safety issues. HAP and Mithun will provide a description of safety and security measures that will be taken.

Construction impacts: Evaluate construction noise impacts. Generally address construction traffic impacts, but may require more detailed analysis (not assumed) if partial or full closure of major roadways would be required. Evaluate project for potential air quality and business disruption impacts during construction.

Traffic, Parking, Pedestrian, Bike and Freight: Evaluate potential impacts of project on traffic, parking, pedestrian access and facilities, bike access and facilities, and freight access and facilities. Analysis will evaluate impacts based on changes between existing and future conditions. PDOT is contracted to provide this analysis.

Air Quality: Evaluate the project's potential temporary (e.g., construction) and long term (e.g., as a result of increased traffic) impacts to air quality. PDOT will need to provide traffic analysis to AQ consultant sufficient to conduct analysis.

Noise and Vibration: Evaluate the project's potential temporary (e.g., construction) and long term (e.g., as a result of increased traffic and residential units) noise and vibration impacts to noise sensitive receivers located near the proposed project.

Ecosystems and Water Resources Analysis: Evaluate the potential impacts to wetlands, wildlife, fish, and vegetation and habitat.

Threatened and Endangered Fish, Plant and Wildlife Species: Prepare a preliminary affects analysis for potential impacts on threatened and endangered species. Conduct initial consultations or updated information gathering with the U.S. Fish and Wildlife Service, National Marine Fisheries Service, Oregon Natural Heritage Program, and Oregon Department of Fish and Wildlife.

- PMX will assist HAP in coordinating and preparing for an interagency meeting with affected and interested agencies to review and provide input on the findings of the alternatives analysis. PMX will assist HAP in preparing a pre-meeting package of information materials.
- PMX will coordinate with HAP, PDOT, Mithun, and Cogan Owens Cogan to coordinate and prepare for one public meeting. Purpose of the meeting is to present the findings of the alternatives analysis and provide the affected and interested public and opportunity to comment on alternatives prior to alternatives selection. PMX will assist the team in preparing all meeting materials.
- PMX will coordinate with HAP and Cogan Owens Cogan to review with the CAC the findings of the alternatives analysis and the public comments.

Deliverables

- Alternatives Analysis
- Up to four (4) PMX staff to attend one (1) interagency meeting
- Up to four (4) PMX staff to attend one (1) public meeting
- PM to attend up to two (2) agency / technical team meetings per month
- One PMX staff to attend up to two (2) community-related meetings per month
- PM to attend weekly meetings with HAP PM, up to four (4) meetings per month

4. Draft Environmental Assessment

Assumptions

- PMX and HAP Project Managers (PM) will meet on a weekly basis.
- HAP will coordinate the logistics of agency / technical team meetings.
- HAP, its consultants, and its agency partners will provide copies of all existing relevant studies, graphic files, meeting minutes, mapping, aerial photographs, etc. necessary to prepare the draft EA.
- HAP will provide any updates to the list of all agencies, persons, businesses and organizations consulted.
- HAP, its consultants, and its agency partners will provide updated necessary information from affected residents, affected property owners, project construction plan, design assumptions, and project renderings.
- Cogan Owens Cogan will provide an updated description of the community outreach effort in general and specific efforts to reach low-income and minority populations and a list of persons consulted.
- The Draft Environmental Assessment (EA) will be prepared to comply with HUD's NEPA guidelines.
- One alternative plus the No-Build will be documented in the Draft EA.

Scope

- PMX will coordinate with HAP, PDOT and Mithun to refine preliminary design and engineering drawings for the preferred alternative. Agency and public comments will be considered in the refinement of the preliminary drawings.
- PMX will coordinate with HAP and Cogan Owens Cogan to review with the CAC the refined preliminary design and engineering.
- The level of environmental documentation required for this project has not been determined at this point in the project and cost estimates are based on preparation of an environmental assessment (EA) for one development alternative plus the No-Build alternative. PMX will use data and analysis findings from the alternatives analysis to prepare the draft EA. For those elements producing technical reports, PMX will summarize the technical reports for the body of the EA and leave the technical reports as stand-alone documents.
- PMX will coordinate with HAP, PDOT, Mithun and the agency / technical review team to review and modify the draft EA.
- Because of the nature of the proposed project, our budget estimates assume that the lead federal agency will require a public comment period. PMX will coordinate with HAP and Cogan Owens Cogan to circulate the document to the public.

Deliverables

- Preliminary Draft Environmental Assessment five (5) copies
- Preliminary Draft Environmental Assessment one (1) camera-ready copy
- Up to four (4) PMX staff to attend one (1) interagency meeting

- Up to four (4) PMX staff to attend one (1) public meeting
- PM to attend up to two (2) agency / technical team meetings per month
- One PMX staff to attend up to two (2) community-related meetings per month
- PM to attend weekly meetings with HAP PM, up to four (4) meetings per month

5. *Biological Assessment (BA) for Threatened and Endangered Fish, Plant and Wildlife Species*

Assumptions

- Site visit conducted by a fish and a wildlife biologist will take no longer than one full day.
- Species that will need to be addressed in the BA have not been determined as this stage of the project.
- The findings of the BA will not result in “formal consultation” with regulating agencies.
- HAP, its consultants, and its agency partners will provide copies of all existing relevant studies, graphic files, meeting minutes, mapping, aerial photographs, etc. necessary to prepare the BA.

Scope

- PMX will produce a draft and final BA. Activities will also include conducting a one-day site visit by both a fish and wildlife biologist. PMX will conduct consultations or updated information gathering with the U.S. Fish and Wildlife Service, National Marine Fisheries Service, Oregon Natural Heritage Program, and Oregon Department of Fish and Wildlife. The BA will be prepared using standards found in the U.S. Fish and Wildlife’s *Biological Assessment Preparation and Review* and the NOAA’s *A Guide to Biological Assessments* standards.

Deliverables

- Draft Biological Assessment five (5) copies
- Final Biological Assessment five (5) copies

6. *Final Environmental Documentation*

Assumptions

- PMX and HAP Project Managers (PM) will meet on a weekly basis.
- HAP will coordinate the logistics of agency / technical team meetings.
- HAP, its consultants, and its agency partners will provide copies of all existing relevant studies, graphic files, meeting minutes, mapping, aerial photographs, etc. necessary to prepare the Final EA.
- Public comments on the Draft EA will not be excessive (less than 40 comments).
- No new analysis will be required for the Final EA.
- The precise level of effort for the Final EA is difficult to estimate until the comments have been received. This budget assumes that the Final EA effort will be ten percent of the effort for the Draft EA. This can be reviewed following review of the public comments.

Scope

- PMX will review and respond to comments provided during the public review period for the Draft EA.
- PMX will coordinate with HAP and Cogan Owens Cogan to review with the CAC the public and agency comments and responses to comments.

- PMX will revise the Draft EA per comments, as appropriate.
- PMX will work with BHCD to prepare the FONSI.

Deliverables

- Responses to public comments on the Draft EA
- Preliminary Final EA five (5) copies
- Preliminary Final EA one (1) camera-ready copy
- PM to attend up to two (2) agency / technical team meetings per month
- One PMX staff to attend up to two (2) community-related meetings per month
- PM to attend weekly meetings with HAP PM, up to four (4) meetings per month

7. Coordination, Project Management, Quality Control and Document Production

Assumptions

Scope

Parametrix will provide the following:

Coordinate with HAP: Regular communication and meetings with HAP project management and staff as described in each task.

Team Coordination: Communicate with and coordinate the work of PMX staff and subconsultants working on the project. This includes providing materials and information.

Document production and quality control: Provide word processing, editing and graphics preparation for documents.

Project management and administration:

- Provide project leadership and direction.
- Prepare and monitor schedule.
- Monitor scope and budget.
- Prepare invoices and Strategic Management Reports (in format determined by HAP).
- Maintain project records

Deliverables

- Monthly invoices and Strategic Management Reports
- Schedule
- Project records

8. Contingency

Assumptions

- At this stage of the project there are a number of unknown variables. The purpose of this task is to provide a contingency for resolving issues that may arise from unknown variables.
- PMX is not authorized to use this task without the explicit direction and written consent of HAP.

Scope

- To be determined in coordination with HAP

EXHIBIT B – BUDGET

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**For Environmental Review Services for the
HOPE VI Redevelopment of Columbia Villa**

Parametrix, Inc.	\$232,251.00
Bureau of Environmental Services	6,000.00
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TOTAL CONTRACT AMOUNT	\$238,251.00

Parametrix
2002 Rates
(Effective through 3/31/03)

ORIGINAL

Classification	Lowest Salary	Highest Salary	Multiplier	Lowest Billing Rate	Highest Billing Rate
Office Manager	\$ 42.39	\$ 63.59	3.1%	\$ 131.41	\$ 197.13
Principal-In-Charge	\$ 46.63	\$ 69.95	3.1%	\$ 144.55	\$ 216.85
Division Manager*	\$ 35.04	\$ 57.81	3.1%	\$ 108.62	\$ 179.21
Sr. Project Manager*	\$ 35.04	\$ 57.81	3.1%	\$ 108.62	\$ 179.21
Sr. Engineer/ Scientist/ Toxicologist/ Hydrogeologist/ Planner*	\$ 28.96	\$ 52.55	3.1%	\$ 89.78	\$ 162.91
Engineer IV/ Scientist IV/ Toxicologist IV/ Hydrogeologist IV/ Planner IV	\$ 26.32	\$ 39.48	3.1%	\$ 81.59	\$ 122.39
Engineer III/ Scientist III/ Toxicologist III/ Hydrogeologist III/ Planner III	\$ 21.75	\$ 32.63	3.1%	\$ 67.43	\$ 101.15
Engineer II/ Scientist II/ Toxicologist II/ Hydrogeologist II/ Planner II	\$ 19.58	\$ 29.37	3.1%	\$ 60.70	\$ 91.05
Engineer I/ Scientist I/ Toxicologist I/ Hydrogeologist I/ Planner I	\$ 17.62	\$ 26.43	3.1%	\$ 54.62	\$ 81.93
CADD Manager	\$ 26.32	\$ 39.48	3.1%	\$ 81.59	\$ 122.39
CADD Supervisor	\$ 21.75	\$ 32.63	3.1%	\$ 67.43	\$ 101.15
CADD Operator III	\$ 19.58	\$ 29.37	3.1%	\$ 60.70	\$ 91.05
CADD Operator II	\$ 15.86	\$ 23.79	3.1%	\$ 49.17	\$ 73.75
Sr. GIS/Database Analyst	\$ 19.58	\$ 29.37	3.1%	\$ 60.70	\$ 91.05
Sr. Office Administrator	\$ 19.58	\$ 29.37	3.1%	\$ 60.70	\$ 91.05
Editor	\$ 17.62	\$ 26.43	3.1%	\$ 54.62	\$ 81.93
Sr. Administrative Assistant*	\$ 12.85	\$ 21.41	3.1%	\$ 39.84	\$ 66.37
Administrative Assistant	\$ 11.56	\$ 17.34	3.1%	\$ 35.84	\$ 53.75
Project Coordinator	\$ 15.86	\$ 23.79	3.1%	\$ 49.17	\$ 73.75
Billing Clerk	\$ 12.85	\$ 19.27	3.1%	\$ 39.84	\$ 59.74
Billing/Payroll Specialist	\$ 14.27	\$ 21.41	3.1%	\$ 44.24	\$ 66.37
Office Clerk II	\$ 9.36	\$ 14.05	3.1%	\$ 29.02	\$ 43.56

*Classification crosses multiple grade ranges depending on years of experience

EXHIBIT C – SCHEDULE

**For Environmental Review Services for the
HOPE VI Redevelopment of Columbia Villa**

SCHEDULE

	2002		2003								
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	
1. Project setup, Purpose and Need, and Defining Alternatives	11/18 to 11/26										
2. Alternatives Development, Screening and Refinement		11/27 to 1/30									
3. Public Agency Scoping		12/12 to 12/20									
4. Preliminary Design and Engineering		11/27 to 1/14									
5. Alternatives Analysis			1/30 to 3/7								
6. Refine Preliminary Design and Engineering					3/3 to 4/15						
7. Draft Environmental Documentation					3/10 to 5/16						
8. Section 7 Consultation				2/3 to 2/27							
9. Final Environmental Documentation								5-30 to 8-4			
10. Coordination, Project Management, Quality Control and Document Production					11/18 to 8/4						

EXHIBIT B – BUDGET
For Environmental Review Services for the
HOPE VI Redevelopment of Columbia Villa

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	Sr. PM	Planner/GIS	Sr. Planner	Regulatory Specialist	Env QA/QC	Scientist III	Scientist II	Planner I / Proj Coord	Environmental Planner	Sr Engineer	Editor	Admin Support	PMX Labor	PMX Expenses	PMX Total	HRA			TWE			
3.1																						
1. Project Set Up, Purpose and Need, and Description of Alternatives	50		28	24	24			8					\$ 15,830	\$ 200	\$ 16,030	8	100	780	920	160	1080	\$ 17,890
2. Alternatives Development, Screening and Refinement	60	8	60	32	16	8	24	24	24	8			\$ 26,888	\$ 500	\$ 27,388	100	1500	10000	3680		3680	\$ 41,068
3. Alternatives Analysis	80	24	160	16	16	24	40	100	100	8			\$ 52,472	\$ 1,000	\$ 53,472	100	1500	10000	5200	600	5800	\$ 69,272
4. Draft EA	50	24	80	8	16	6	8	24		4	40		\$ 24,424	\$ 3,000	\$ 27,424	35	350	3325	3036	750	3786	\$ 34,535
5. BA	8			8		8	40						\$ 5,488	\$ 400	\$ 5,888			0			0	\$ 5,888
6. Final EA	50	24	60	8	12	6	8	24		4	40		\$ 21,868	\$ 3,000	\$ 24,868	30	350	2900	3220	750	3970	\$ 31,738
7. Coordination, PM, QC & Doc Prod	80				40							40	\$ 18,360	\$ 500	\$ 18,860	34	110	3000			0	\$ 21,860
8. Contingency													\$ -	\$ 10,000	\$ 10,000			0				\$ 10,000
Total hours	378	80	388	96	124	62	120	180	124	24	80	40	1,686	-	10,000	26,095.00	3,910.00	30,005.00	16,056.00	2,260.00	18,316.00	\$ 232,251
Total \$	47,250.00	6,680.00	37,636.00	10,944.00	19,096.00	5,044.00	8,400.00	9,720.00	11,904.00	2,496.24	4,960.00	2,200.00	\$ 165,330	\$ 18,600	\$ 183,930	26,095.00	3,910.00	30,005.00	16,056.00	2,260.00	18,316.00	\$ 232,251

HRA Expenses Detail
 Per Diem \$ 900
 Car Rental \$ 500
 Airfare \$ 350
 Communicatio \$ 200
 Archival Photo \$ 1,000
 Copying \$ 500
 Misc Supplies \$ 500
 \$ 3,950

Details TWE Environmental

Task	Staff Designation	Principal Rate	Professional	Office	Total Hours	Total Task Labor Cost	Expenses
1 Project Set Up		\$ 115.00	\$ 72.50	\$ 45.98	8	\$ 920	\$ 160
2 Alternatives D					32	\$ 3,680	
3 Alternative Ar			40		60	\$ 5,200	\$ 600
4 Draft Environn				6	30	\$ 3,036	\$ 750
5 Section 7					0	\$ -	
6 Final Environn				10	34	\$ 3,220	\$ 750
Subtotals		108	40	16	164	\$ 16,056	\$ 2,260
Total						\$ 18,316	