

Date: December 16, 2019

Proposal No.: P9510

Prepared For: Ms. Jennifer Gibb  
**NAPA VALLEY UNIFIED SCHOOL DISTRICT**  
1616 Lincoln Avenue  
Napa, California 94558

Re: Change Order Request for Additional Services for the PEA  
Implementation  
1850 Salvador Avenue  
Napa, California 94558  
(Project Code 204308)

Dear Ms. Gibb:

Enclosed is our change order request for the performance of additional tasks related to the Preliminary Environmental Assessment work required by the California Department of Toxic Substances Control (DTSC).

### Background and Additional Services

The project site is located at the River Charter Elementary School at 1850 Salvador Avenue in Napa, California (Site). The approximately 8.08-acre Site is currently in the process of completing renovations and construction of the new school buildings that will be occupied in January 2020. Cornerstone implemented the DTSC-approved Preliminary Environmental Assessment (PEA) Work Plan in April and May 2019. This sampling identified elevated concentrations of organochlorine pesticides (OCPs) in two areas adjacent to existing buildings.

The Napa Valley Unified School District (District) elected to consolidate and cap the impacted soil. This selected remedy was not performed under DTSC oversight, and the DTSC subsequently required additional tasks in order for them to prepare an occupancy letter required for submittal to the California Department of Education (CDE). The tasks performed by Cornerstone were beyond the original scope of work for implementation of the PEA Work Plan. These additional items include the following:

1. Additional Site visits to document consolidation of the contaminated soil and observation of the capped areas after completion.
2. Additional meetings with DTSC for project coordination.
3. Preparation and submittal of memorandums and emails as required by DTSC prior to issuance of the occupancy letter.

4. Preparation of a Site Management Plan required by the DTSC for the long-term management of the capped soil.
5. Additional reporting in the PEA Report to include information on the soil consolidation and capping and additional sampling and analyses.

**Additional Fees**

The fees associated with performing these additional tasks are presented in Table 1. Our services will be provided in accordance with the terms and conditions contained within our previous agreement dated March 13, 2019. If unforeseen conditions are encountered, or if we experience delays or circumstances beyond our control, we will notify you immediately to discuss modifications to the scope of services and/or project fees. Payment for services shall be due upon receipt of Cornerstone Earth Group's Invoice. To be recognized, any dispute over charges must be claimed in writing within 30 days of the billing date. Disputes or questions about a statement shall not be cause for withholding payment for remaining portions due. Requested changes to this contract must be approved in writing before we proceed.

**TABLE 1 – FIXED AND APPROXIMATE FEES**

<b>Task</b>	<b>Fixed Fees</b>	<b>Approximate Fees</b>
<b>SMP / O&amp;M Plan Preparation</b>	<b>\$6,500</b>	
<b>PEA Implementation and Reporting Additional Tasks</b>		<b>\$7,000*</b>
<b>Total</b>		<b>\$13,500</b>

\* Approximate fee based on the attached rate schedule

**Authorization**

Please acknowledge your receipt of and agreement with the terms and conditions contained in this agreement by signing this agreement and returning one signed original to us. Please let us know if we can be of any further assistance.

Sincerely,

**Cornerstone Earth Group, Inc.**

**Napa Valley Unified School District**

Christopher J. Heiny, P.G.  
 Principal Geologist

\_\_\_\_\_  
 Name Date

Copies: Addressee (1 by email)

\_\_\_\_\_  
 Please Print Name and Title



## Hourly Fee Rates and Equipment Charges

Through August 31, 2020

Administrative Assistant	\$90
Engineering Technician I	\$110
Construction Services Administrator	\$120
Engineering Technician II	\$124
Technical Illustrator/CAD Operator	\$135
Supervisory Technician	\$145
Staff Engineer or Geologist	\$149
Senior Supervisory Technician	\$160
Senior Staff Engineer or Geologist	\$170
Project Engineer or Geologist	\$190
Principal Construction Services	\$190
Senior Project Engineer or Geologist	\$210
Principal Engineer or Geologist	\$250
Senior Principal Engineer or Geologist	\$275

Charges for personnel will be made in accordance with the above rates. For field engineers, geologists and technicians, regular rates are normal workday construction hours (Monday through Friday). For time spent over 8 hours in a day, time spent after 5 p.m., time spent on swing shifts, and time spent on Saturdays by field personnel, overtime rates will be charged at 1.5 times the hourly rate. Work on Sundays and holidays and work in excess of 12 hours in one day will be charged at 2.0 times the hourly rate. Field rates are based on a 48-hour notice. For less than a 48-hour notice, a 10 percent surcharge will be added. All field personnel, vehicle and equipment charges are portal to portal. Reproduction of project documents will be charged as a project expense. The hourly rate for professional staff to attend legal proceedings will be 2.0 times the hourly rate specified above.

Equipment Charges		Geotechnical Laboratory Tests		
<b>Vehicle</b>	\$17 per hour		Tests Run	Tests Run
<b>Nuclear Density Gauge</b>	\$10 per test		During Normal	Outside
<b>55-Gallon Drum</b>	\$95 each		Workday Hours	Workday Hours
<b>GPS Unit</b>	\$30 per day	<b>Compaction Curve</b>	\$310 each	\$465 each
<b>Hand Auger Equipment</b>	\$45 per day	<b>Compaction Check Point</b>	\$155 each	\$235 each
<b>Power Auger</b>	\$100 per day	<b>Plasticity Index</b>	\$220 each	\$330 each
<b>PDR-1000 Dust Meter (3)</b>	\$300 per day, \$1000 per week, \$3500 per month	<b>Sieve/Hydrometer</b>	\$220 each	\$330 each
<b>PID ppm,</b>	\$125 per day, \$550 per week, \$1750 per month	<b>Moisture Content</b>	\$6 each	\$9 each
<b>PID ppb,</b>	\$150 per day, \$650 per week, \$1,950 per month	<b>Moisture/Density</b>	\$25 each	\$38 each
<b>Air Pump</b>	\$75 per day, \$350 per week, \$1000 per month	<b>#200 Wash</b>	\$50 each	\$75 each
<b>Weather Station</b>	\$75 per day, \$350 per week, \$1000 per month	<b>Sieve &lt; 3/4 inch Liner (small)</b>	\$115 each	\$170 each
<b>Benkelman Beam</b>	\$150 per day, \$700 per week, \$2500 per month	<b>Sieve &gt; 3/4 inch Bucket (Large)</b>	\$200 each	\$300 each
<b>Double Ring Infiltrometer</b>	\$100 per day	<b>Lime Stability</b>	\$330 each	\$495 each
<b>Dynamic Cone</b>	\$100 per day	<b>Consolidation</b>	\$390 each	\$600 each
<b>Differential Pressure Gauge</b>	\$45 per day			
<b>Air Flow Sensors</b>	\$45 per day			
<b>Pressure Control Testing</b>	\$250 per day			
<b>Depth Sounder</b>	\$40 per day			
<b>Liner and Two Caps</b>	\$10 each			
<b>Core N One Sampler</b>	\$45 each triplicate sample			
<b>Core N One Handle</b>	\$50 each			
<b>Modeling Software</b>	\$25 per hour			
<b>Plotter</b>	\$5 per plot			

### Direct Expenses

Reimbursement for the direct expenses listed below incurred in connection with the Work will be billed at cost plus 18 percent.

- 1) Drillers, utility locators, laboratories, contractors, hygienists, and consultants
- 2) Rented vehicles, public transportation, tolls, and air flights
- 3) Permits and special fees, insurances and licenses required to perform Work
- 4) Computer programs and rented field equipment
- 5) Large volume copying of project documents
- 6) Maps, photographs, and environmental databases
- 7) Overnight or same day delivery charges
- 8) Copying or production of over-sized figures and plans

If personnel are assigned to a project 100 miles or more from an office, \$125 per diem per person allowance will be charged. Unless mutually agreed in writing, Cornerstone will hold samples collected during the performance of the Work no longer than thirty (30) calendar days after their date of collection; project samples requested to be held greater than thirty (30) calendar days will be billed at \$100 per every ninety (90) calendar days. If payment is not received within 30 days of invoice date, the samples will be discarded.

### Payment

Payment for Work completed is due upon receipt of Cornerstone's statement. Fixed fee or lump sum services will be billed for the agreed fixed fee. A service charge of 1.5 percent per month will be charged on accounts not paid within 30 days.

### Prevailing Wage

Client must notify Cornerstone in writing if the Work is subject to "prevailing wage" under local, state or federal laws. If a "prevailing wage" obligation exists, Cornerstone's hourly rates for technicians and staff engineers and geologists will be billed in accordance with our Prevailing Wage Hourly Rate Sheet