

**AMENDMENT NUMBER ONE
TO PROFESSIONAL SERVICES AGREEMENT
WITH
IBI GROUP**

This Amendment Number One ("Amendment") is made and entered into this 29th day of January, 2019 ("Effective Date"), by and between the CITY OF COSTA MESA, a municipal corporation ("City"), and IBI GROUP, a California partnership ("Consultant").

WHEREAS, City and Consultant entered into an agreement on November 5, 2018 for Consultant to conduct a parking study for the proposed development at 150 Paularino Avenue (the "Agreement"); and

WHEREAS, Consultant's Proposal includes three optional tasks, including development of average daily, morning peak hour, and evening peak hour trip generation estimates for the proposed project; and

WHEREAS, City desires to have Consultant develop such trip generation estimates, and to modify Consultant's maximum compensation accordingly.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Consultant shall perform Optional Task 2 (Trip Generation) in accordance with Consultant's Proposal.
2. Section 2.1 of the Agreement shall be amended to reflect that Consultant's total compensation shall not exceed Seventeen Thousand Three Hundred Dollars (\$17,300.00).
3. All terms not defined herein shall have the same meaning and use as set forth in the Agreement.
4. All other terms, conditions, and provisions of the Agreement not in conflict with this Amendment shall remain in full force and effect.

[Signatures appear on following page.]

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by and through their respective authorized officers, as of the date first written above.

CITY OF COSTA MESA

Acting Jamari S. Peterson Date: 2/20/19
City Manager

CONSULTANT

William Delo Date: 1/30/19
Signature

William Delo, MANAGING PRINCIPAL
Name and Title

ATTEST:

Brenda Green 3/1/19
City Clerk



APPROVED AS TO FORM:

Timothy Hall Barlow Date: 2/26/19
City Attorney

APPROVED AS TO INSURANCE:

[Signature] Date: 2/13/19
Risk Management

APPROVED AS TO CONTENT:

[Signature] Date: 2/2/2019
Project Manager

DEPARTMENTAL APPROVAL:



Economic and Development Services
Director

Date: 2.11.19

APPROVED AS TO PURCHASING:



Finance Director

Date: 2/20/19



IBI GROUP
18401 Von Karman Avenue – Suite 110
Irvine CA 92612 USA
tel 949 833 5588 fax 949 833 5511
ibigroup.com

October 29, 2018

Daniel Inloes, AICP
Economic Development Administrator
77 Fair Drive
Costa Mesa, CA 92626

Dear Mr. Inloes:

LETTER PROPOSAL - PARKING STUDY FOR 150 PAULARINO

IBI Group has prepared this proposal to the City of Costa Mesa to prepare a parking study for the proposed development at 150 Paularino in Costa Mesa, CA. The proposed project is located in the Paularino Centre on the northwest corner of Pullman Street and Paularino Avenue. The applicant is proposing to modify the existing multi-tenant industrial site to a mix of uses that include a modern office cluster that provides not only typical office spaces, but a venue for creative office, a small coffee shop, an event center/banquet space, and outdoor activity and meeting spaces. The objective of the parking study is to examine the anticipated parking demand generated by the existing use and compare it to the parking demand of the proposed uses.

Below is a summary of the work to be completed:

Task 1: Determine Forecast Parking Demand and Feasibility of Shared Parking

IBI Group will develop a forecast of the anticipated future parking demand for the proposed development. Parking supply will be detailed to include the number, location, and regulations of spaces. Parking demand rates by time of day will be developed using Urban Land Institute (ULI) and/or Institute of Transportation Engineers (ITE) parking generation rates.

Two similar sites will be surveyed in order to provide additional empirical data for the parking behavior of modern office clusters that include traditional office space, leasable creative office space, coffee shop, and outdoor courtyard area. IBI will also conduct a separate survey of one event center/banquet space in the case where this use is not included in the two similar sites. Parking demand from the similar sites will be used to determine the appropriate parking rates for the following three scenarios:

- The industrial complex being converted to a multi-tenant office space with outdoor activity/meeting spaces and a small coffee shop to determine if outside seating/activity areas generate additional demand.
- The industrial complex being converted to a multi-tenant office space with outdoor activity/meeting spaces, a small coffee shop, and Building B being used by a Creative Office space and as an event center during off hours to understand the delta between parking demand for traditional office space and creative office space.
- The industrial complex being converted to a multi-tenant office space with outdoor activity/meeting spaces, a small coffee shop, and Building B being used by as Creative Office space and an event center that is allowed to operate during office hours as well as during off hours to understand if the current event center parking ratio remains accurate and whether this mix of uses (shared parking by time of day) results in

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efficiencies that would reduce parking demand (compared to the rates applied by a straight code calculation).

IBI will review each scenario and define whether the site has sufficient parking to accommodate the collection of uses. Should deficiencies be identified, IBI will recommend various parking management solutions such as implementation of a valet parking plan, operational limitations (time restrictions), and shared economy vouchers.

Task 2: Documentation

IBI Group will provide a complete, clear, and concise draft technical memorandum that documents the parking demand forecasts and study recommendations. This technical memorandum will include tables, maps, and/or other graphics to assist in conveying the study findings. IBI Group has budgeted for one round of review and comment of the technical memorandum.

Deliverables:

- Draft and Final Parking Study for the project.

Budget

IBI Group's fee for these proposed services is \$17,000, which includes approximately \$3,000 for the similar site surveys. Should the total cost of our work be greater than the estimated amount, IBI Group will notify you and provide a revised estimate for your review and approval. In this event, our continued performance is subject to additional funding, as mutually agreed.

We invoice for payment on a monthly basis, payment is due within thirty (30) days of your receipt of our invoice. The other terms relating to this project are set out in our Standard Terms & Conditions, as attached.

Optional Tasks

1. Valet Plan: Should IBI determine valet to be one of the recommendations in the event of an identified parking deficiency, IBI will review the proposed valet parking plan to ensure adequacy and identify any on-site circulation improvements needed. ***Optional Task 1 Cost: \$500***

2. Trip Generation: In the event that the parking study identifies parking deficiencies, IBI Group will develop average daily, AM peak hour, and PM peak hour trip generation estimates for the project based on the latest edition of the Institute of Transportation Engineers' Trip Generation Manual. These trip generation estimates will be used to determine deltas of trips anticipated on weekdays and weekends. ***Optional Task 2 Cost: \$300***

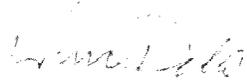
3. Level of Service Analysis: Should the project generate greater than 200 ADT per Optional Task 2, IBI will collect traffic counts at the intersection of Pullman Street and Paularino Avenue and conduct a level of service analysis for the with and without project scenarios. For any impacts identified per City guidelines, appropriate mitigation measures will be recommended for the intersection to improve levels of service back to the pre-project conditions. ***Optional Task 3 Cost: \$1,000 plus \$150 for the intersection traffic count.***

Total Optional Costs: \$1,950

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Sincerely,

IBI Group, a California Partnership



William DeLo, AICP
Managing Principal



Lydia La Point, P.E., LEED AP
Associate

If this proposal and Standard Terms & Conditions attached accurately sets out our understanding and is acceptable to you, please indicate your agreement by signing in the space below.

Agreed to and accepted effective the date of this Agreement.

City of Costa Mesa

By: _____

Name: _____

Title: _____

Date: _____