

Hayden Tract Specific Plan Amendment 1 – Scope of Work + Fee

Prepared for: City of Culver City

June 9, 2025 – Version 2

Scope of Work

Project Understanding

This work plan responds to the City of Culver City's (City) June 3, 2025, request to AECOM Technical Services, Inc. (AECOM) to provide a scope and fee for additional services beyond the scope and fee currently approved under Contract No. 32500176, for Hayden Tract Specific Plan (HTSP) in response to RFP #2510.

AECOM understands the City wants to study increased height, density (dwelling units per acre), and intensity (floor area ratio) beyond what was adopted in the General Plan. The following scope and fee include services related to providing technical studies for vehicle miles traveled modeling, air quality, greenhouse gas emissions, noise, and energy to support CEQA analysis.

Scope of Work

The AECOM team will provide the following added technical studies to support analyzing the impacts of one (1) preferred land use and mobility project alternative for CEQA documentation with increased height, density, and intensity beyond what is in the adopted General Plan. All technical memos cited below will include one version.

Task 1.2 Ongoing Project Management (Updated)

No updates to the scope of work are required with this amendment, however, additional hours will be needed for ongoing management and coordination of added subconsultant tasks, as reflected in the fee update.

Task 7.1 Transportation Analysis Technical Memo (Updated)

The existing scope does not include a quantitative vehicle miles travelled (VMT) analysis using the Culver City travel demand forecasting model (Culver City model), assuming land use changes in the HTSP would not exceed the density (and number of dwelling units) allowed in the Culver City General Plan 2045.

In addition to the existing Task 7.1 scope and fee, Fehr & Peers will use the latest Culver City model developed for the General Plan Update. This version of the model includes the planned land use and transportation improvements in the General Plan Update and was used to assess potential VMT impacts associated with the General Plan. The VMT assessment for the HTSP will be completed as follows:

- The horizon year (2045) with GPU buildout model will be updated to reflect the HTSP buildout with the increased density, with preferred alternative land use data. AECOM will prepare the land use and socioeconomic data by Transportation Analysis Zones, in a data format consistent with the Culver City model. No changes will be made outside the HTSP.

- The model will also be updated to include relevant components of the Mobility Policies developed in the Original Contract.
- The VMT metrics will reflect all land use and transportation changes within the Specific Plan area upon the buildout conditions. Fehr & Peers will summarize the same VMT metrics as the General Plan Update EIR and assess the potential for significant VMT impacts. If the specific plan is found to have a significant VMT impact, potential mitigation options will be provided, and the VMT benefits will be described qualitatively.

The results of the VMT assessment will be documented in a technical memorandum and submitted to the project team for use in the CEQA documentation. This memo will be as submitted in the original agreement, but will now include VMT assessment results and mitigation options, if needed.

Deliverables

- Fehr & Peers attendance at up to three (3) virtual team/client conference calls
- VMT Modeling and Analysis for inclusion in original agreement's Transportation Analysis Technical Memo

Task 7.2 EIR Addendum or Exemption Memorandum (Updated)

Michael Baker will incorporate the results from all technical analyses conducted above into the CEQA document as outlined in the existing contract, except AECOM will prepare the cultural resources section following the preparation of Task 7.3's Cultural Resources Technical Memo. The fee associated with this amendment only covers an EIR Addendum or Exemption Memorandum. If findings of significant impact result in a different level of CEQA documentation, the scope and fee would have to be negotiated through a contract amendment.

Deliverables

- Technical studies impact assessments for inclusion in original agreement's EIR Addendum or Exemption Memo

Task 7.4 Air Quality Analysis Technical Memo (New)

Analyze the air quality impacts of the HTSP, including quantifying emissions based on the buildout scenario to be provided by the HTSP team. HTSP project's emissions would be compared to emissions levels reported in the GP EIR to determine if there would be any new significant impacts or a substantial increase in the severity of previously identified impacts.

Deliverables

- Air Quality Technical Memo (PDF)

Task 7.5 Greenhouse Gas Analysis Technical Memo (New)

Analyze the greenhouse gas (GHG) impacts of the HTSP, including quantifying emissions based on the buildout scenario to be provided by the HTSP team. HTSP project's emissions would be compared to emissions levels reported in the GP EIR to determine if there would be any new significant impacts or a substantial increase in the severity of previously identified impacts. Consistency with plans adopted for the purpose of mitigating GHG emissions would also be evaluated.

Deliverables

- Greenhouse Gas Analysis Technical Memo (PDF)

Task 7.6 Energy Analysis Technical Memo (New)

Analyze the energy impacts of the HTSP, including quantifying energy demand based on the buildout scenario to be provided by the HTSP team. The HTSP project's energy demand would be compared to the levels of demand reported in the GP EIR to determine if there would be any new significant impacts or a substantial increase in the severity of previously identified impacts.

Deliverables

- Energy Analysis Technical Memo (PDF)

Task 7.7 Noise Analysis Technical Memo (New)

Analyze the noise impacts of the HTSP, including quantifying future noise levels based on the buildout scenario provided by the HTSP team and considering sensitive receptors. HTSP project noise levels would be compared to noise impacts reported in the GP EIR to determine if there would be any new significant impacts or a substantial increase in the severity of previously identified impacts.

Deliverables

- Noise Analysis Technical Memo (PDF)

Contingency

A contingency fee is included to support any as-needed tasks that may arise during the remainder of the project, to be determined in consultation with the City and approved in writing before commencing work.

Fee

AECOM will provide the above scope of work for a fee of \$100,000, in addition to the original Contract No. 32500176 scope and fee of \$500,000. AECOM will invoice monthly on a percent complete basis. Payment Terms are 30 days.

Task*	AECOM	Fee		Total
		Fehr & Peers	Michael Baker	
Task 1.2 Ongoing Project Management	\$3,000			\$3,000
Task 7.1 Transportation Analysis Technical Memo	\$4,500	\$21,500		\$26,000
Task 7.2 EIR Addendum or Exemption Memo	\$4,760		\$7,500	\$12,260
Task 7.4 Air Quality Analysis Technical Memo (New)	\$1,500		\$15,000	\$16,500
Task 7.5 GHG Emissions Analysis Technical Memo (New)	\$1,000		\$10,000	\$11,000
Task 7.6 Energy Analysis Technical Memo (New)	\$500		\$7,500	\$8,000
Task 7.7 Noise Analysis Technical Memo (New)	\$1,500		\$15,000	\$16,500
<i>Subtotal</i>	<i>\$16,760</i>	<i>\$21,500</i>	<i>\$55,000</i>	<i>\$93,260</i>
Contingency				\$6,740
Total				\$100,000

*Task 7.3, not cited here, is for a Cultural Resources Technical Memo, which was an optional item in the original scope and was previously approved using contingency funds.

**If VMT analysis is requested for additional project alternatives, each will incur a similar fee.

Assumptions

AECOM bases the scope of work on the assumptions and exclusions stated in the Proposal for Hayden Tract Specific/Precise Plan to Guide Development, submitted on May 23, 2024:

- Required data must be received before work can begin for applicable deliverables.
- All deliverables will be provided electronically and no hard copies will be provided except where explicitly indicated. The City is responsible for producing printed versions of deliverables.
- Final versions of deliverables will be provided in native formats as requested. Otherwise, all deliverables will be provided in digital PDF format.
- City review periods will include one round of consolidated comments for all deliverables.
- All meetings are assumed to be virtual, except where explicitly indicated.
- This proposal is contingent upon executing an agreement between AECOM Technical Services, Inc. and the City of Culver City.
- It is assumed that the City will file the NOE/NOD with the County Clerk and State Clearinghouse.
- No printing of documents or mailings would be required for CEQA compliance.

CLIENT DATA/INFORMATION

Client will furnish to AECOM all applicable information, technical data, and other documents in Client's possession, custody, or control that are reasonably required for the proper performance of the Services. AECOM will assume such information, data, and documents provided by Client are accurate and complete and may reasonably rely on the information, data, and documents and other generally accepted sources within the industry without independent verification of their completeness and accuracy. AECOM will not be responsible for conditions or consequences rising from relevant facts necessary for the proper performance of the Services that were concealed, withheld, or not fully disclosed by Client at the time the project was performed.