

FIFTH AMENDMENT TO AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND PLACEWORKS, INC.

THIS FIFTH AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES ("Fifth Amendment") is made between the City of Redondo Beach, a Chartered Municipal Corporation ("City") and Placeworks, Inc., a California corporation ("Consultant" or "Contractor").

WHEREAS, on October 4, 2016, the parties hereto originally entered into that certain Agreement for Consulting Services between the City and Consultant ("Agreement"); and

WHEREAS, on December 19, 2017, the parties hereto entered into that certain First Amendment to the Agreement between the City and Consultant ("First Amendment"); and

WHEREAS, on April 16, 2019, the parties hereto entered into that certain Second Amendment to the Agreement between the City and Consultant ("Second Amendment"); and

WHEREAS, on March 17, 2020, the parties hereto entered into that certain Third Amendment to the Agreement between the City and Consultant ("Third Amendment"); and

WHEREAS, on October 4, 2022, the parties hereto entered into that certain Fourth Amendment to the Agreement between the City and Consultant ("Fourth Amendment"), and

WHEREAS, City and Consultant desire to amend the Agreement, First Amendment, Second Amendment, Third Amendment and Fourth Amendment (collectively "Amended Agreement") pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, the parties hereby agree to make the following amendments to the Amended Agreement:

SECTION 1. EXHIBIT "A" PROJECT DESCRIPTION AND/OR SCOPE OF SERVICES of the Amended Agreement is hereby amended in the following respects:

Task 2.3: General Plan Advisory Committee

PlaceWorks shall conduct one final meeting with the General Plan Advisory Committee to present the consolidated set of edits made to the General Plan goals, policies and implementation actions before the draft updates to the General Plan are released for public review.

Deliverable(s):

- Final GPAC Meeting (Consolidated edits to General Plan)

Task 2.4: Community Workshop & Survey/Online Feedback (Zoning Code and LCP Amendments)

PlaceWorks shall prepare for and facilitate one additional in-person community workshop to focus on the proposed edits to the Zoning Code. It should be noted that one General Plan workshop remains.

PlaceWorks shall also input the General Plan Elements and draft Zoning Code in Konevio, a virtual commenting software, so that the public may provide input on the proposed documents before they are forwarded to Planning Commission and City Council for review.

Deliverable(s):

- Preparation for and facilitation of in-person community workshop (Zoning only, or GP and Zoning, TBD)
- Set up and facilitation of Konevio commenting software

(New) Task 4.6: Prepare GP/Article XXVII MOU

Placeworks shall prepare a detailed memorandum providing an overview of the difference between General Plan CEQA buildout analyses needed and those needed for Article XXVII and proper application to be placed on the ballot.

Deliverable(s):

- Buildout comparison memorandum

Task 7.3: Element Production

PlaceWorks shall prepare final edits to the draft general plan elements after receiving comments from staff prior to being presented to GPAC and the public for review. Budget covers all elements, Open Space and Conservation, Land Use, Introduction, etc. Includes new Table of Contents. Placeworks shall prepare public review draft and any final edits needed after Planning Commission and City Council action.

Deliverable(s):

- Formatting, consolidating edits, developing a consolidated General Plan draft (for GPAC final meeting and for public comment)
- Final draft General Plan (after Planning Commission and City Council Hearings)

TASK 10.2: PROJECT TEAM MEETINGS

This task covers the additional time needed for routine project management, including regular project progress calls and check ins related to the efficient completion of the zoning changes and LCP Amendment that are in addition to the General Plan discussions. Placeworks shall conduct bi-weekly meetings with the consultant team and periodic, as-needed coordination with the City in between scheduled meetings. If it is determined over the course of this effort that additional meetings to strategize on particular topics are needed, then a revision to this scope and budget would be needed. No in person meetings are assumed at this time.

Deliverable(s):

- Bi-weekly virtual meetings

(New) Task 12: Prepare Revisions to the City’s Zoning Code

This additional scope ensures zoning code consistency with the general plan update.

12.1 Review of Existing Code. PlaceWorks shall review the code in the context of the proposed changes to the General Plan, state laws such as SB 35 and SB 330, and any changes the City needs to make to be consistent with the certified Housing Element so that all General Plan and Zoning changes may be placed on the ballot at the same time. Time shall be spent reviewing the programs in the Housing Element to ensure they are being implemented in a timely manner.

12.2 Draft Zoning Code Revisions. PlaceWorks shall add text in track-change mode to the draft code to aid in staff review. Placeworks shall provide the edits in tracked changes format (Word) for integration into the City’s document once adopted. PlaceWorks shall coordinate with Veronica Tam to gain clarification and direction as it relates to items that need to be included and how to address them to satisfy Housing Element requirements.

12.3 Zoning Map and Districts. The zoning district map shall be updated for consistency with the General Plan and completed as separate GIS layers. Placeworks shall ensure that the resulting zoning map is readily accessible and that the data presented enables analysis. This effort shall also highlight parcels that are inconsistent with the General Plan so the EIR can evaluate zoning changes.

It is assumed that PlaceWorks’ GIS staff will need to spend time identifying any inconsistencies between the current GP and Zoning as well as applying new zoning changes, which Placeworks anticipates would involve a back and forth review with the City.

12.4 Public Review Draft Code. PlaceWorks shall prepare the draft code in PDF for posting on the City’s website. Following the review period, PlaceWorks shall discuss the comments with staff, make changes as directed, and produce a final draft for consideration by the Commission and Council. Placeworks shall also summarize the changes for the Staff report and draft the ordinance, and public notices.

Deliverable(s):

- Updated Zoning Code revisions and new text (Administrative, Public Review, and Final Drafts) and zoning district map.

(New) Task 13: Prepare LCP Amendment

PlaceWorks shall conduct a high-level review existing materials to start to assess expectations for an LCP update that creates consistency with the General Plan and Zoning edits that are proposed. Placeworks shall compile list of edits that need to be

made to City's LCP and identify the work effort that would be required to prepare the LCP update. Updates shall include revisions to the Coastal Land Use Plan Map (to reflect Residential Overlay and changes to designation names for the beach front properties, among others) and edits to the IP.

Deliverable(s):

- Review of current LCP
 - List of LCP amendments and evaluation of LUP mapping
 - Assessment of Current Issues LCP creating for City (City memo/overview)
- Summary of findings and recommendations from review of materials
- Updated Land Use Map and Text revisions to the City's LCP
- Assemblage of all materials needed to present to the City Council for review prior to taking action (to add to the ballot).

TASK 10.2: PROJECT TEAM MEETINGS

This task covers the additional time needed for routine project management, including regular project progress calls and check ins related to the efficient completion of the zoning changes and LCP Amendment that are in addition to the General Plan discussions. No in person meetings are assumed at this time.

Deliverable(s):

- Bi-weekly virtual meetings

SECTION 2. EXHIBIT "C" COMPENSATION of the Amended Agreement is hereby amended and revised to increase the total cost from **\$1,761,647** to an amount not to exceed **\$1,977,147**. Tasks with budgets available for repurpose/reallocation are itemized first followed by additional budgets required to complete identified tasks.

Standard Fee Schedule

PlaceWorks – 2023 Standard Fee Schedule

Staff Level	Hourly Bill Rate
Principal	\$210–\$335
Associate Principal	\$195–\$275
Senior Associate II	\$170–\$260
Senior Associate I	\$160–\$215
Associate II	\$135–\$190
Associate I	\$125–\$175
Project Planner	\$105–\$165
Planner	\$90–\$145
Graphics Specialist	\$90–\$155
Administrator	\$145–\$200
Clerical/Word Processing/Technical Editor	\$45–\$150
Intern	\$80–\$115

Subconsultants are billed at cost plus 10%. Mileage reimbursement rate is the standard IRS-approved rate. Possible yearly increase of 5% on bill rates.

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Compensation

The compensation to perform the additional scope of work shall not \$215,500.

Table 1. Compensation

TASK	COST
LABOR EXPENSES	
Task 2.3: General Plan Advisory Committee	\$6,000
Task 2.4 Community Workshop & Survey/Online Feedback	\$12,000
(New) Task 4.6: Prepare GP/Article XXVII MOU	\$12,000
Task 7.3: Element Production	\$20,000
Task 10.2: Project Team Meetings	\$4,400
(New) Task 12: Prepare Revisions to the City’s Zoning Code	\$85,000
(New) Task 13: Prepare LCP Amendment	\$75,000
Total Labor	\$214,400
Reimbursables (Konveio platform to collect comments)	\$1,100
GRAND TOTAL	\$215,500

Notes: Reimbursable expenses are estimated above and include the costs for printing, photography, copies, blueprinting, and deliveries. The above budget is an estimate. Actual reimbursable expenses will be billed at cost plus 12.5%.

SECTION 3. MODIFICATION

Except as expressly set forth herein, the Agreement, the First Amendment, the Second Amendment, Third Amendment and Fourth Amendment shall continue in full force and effect. The Agreement together with the First Amendment, Second Amendment, Third Amendment, Fourth Amendment and this Fifth Amendment constitute the entire agreement between the parties and supersedes any previous oral or written agreement. In the event of any inconsistency between this Fifth Amendment and the Agreement, First Amendment, Second Amendment, Third Amendment and Fourth Amendment the terms of this Fifth Amendment shall prevail. This Fifth Amendment may be modified or amended only by a subsequent writing executed by all of the parties and approval by the City Council.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have entered into this Fifth Amendment as of this 21st day of February 2023.

CITY OF REDONDO BEACH
A chartered municipality

PLACEWORKS, INC.
a California Corporation

DocuSigned by:
William C. Brand
E6413C7231DF4E1...

William C. Brand, Mayor

DocuSigned by:
Wendy Nowak
AA27F1E389504BE...
By: _____
Name: wendy Nowak
Title: Principal

ATTEST:

APPROVED

DocuSigned by:
Eleanor Manzano
72F2AC716C214CF...

Eleanor Manzano, City Clerk

DocuSigned by:
Diane Strickfaden
ABED8CF35EEF48C...

Diane Strickfaden, Risk Manager

APPROVED AS TO FORM:

DocuSigned by:
Michael W. Webb
669049EDE03D402...

Michael W. Webb, City Attorney