

**REAL PROPERTY SERVICES AGREEMENT**  
**AMENDMENT NO. 1**

1. **Effective Date and Parties.** Effective on February 28, 2023, the COUNTY OF CONTRA COSTA, a political subdivision of the State of California (hereinafter referred to as "County"), and the CITY OF RICHMOND, a municipal corporation (hereinafter referred to as "City"), hereby amend the Real Property Services Agreement entered into by the parties (effective July 18, 2017) ("Agreement") as follows:
2. **Payment Limit Increases.** The payment limit of the above-described Agreement is hereby increased by \$1,000,000, from \$50,000 to a new total payment limit of \$1,050,000.00. This increase is based on Appendix "A" and its Attachment 1, attached hereto.
3. **Appendix "A".** Effective as of the date of Amendment No. 1, Appendix "A" to the above-described Agreement is replaced in its entirety with Appendix "A" attached to this Amendment.
4. **Attachment 1.** Effective as of the date of Amendment No. 1, Attachment 1 is added to the above-described Agreement, as attached hereto.

**COUNTY OF CONTRA COSTA**

**CITY OF RICHMOND**

By \_\_\_\_\_  
John Gioia  
Chair, Board of Supervisors

By \_\_\_\_\_  
Attested By:

\_\_\_\_\_  
City Clerk

Recommended for Approval:

Recommended to City Council for Approval:

By \_\_\_\_\_  
Brian M. Balbas  
Public Works Director

By \_\_\_\_\_  
City Engineer

By \_\_\_\_\_  
Jessica L. Dillingham  
Principal Real Property Agent

APPROVED AS TO FORM  
THOMAS L. GEIGER, CHIEF ASSISTANT COUNTY COUNSEL

By: \_\_\_\_\_  
Deputy County Counsel

**APPENDIX "A"**  
**Pay Rate Schedule**

City of Richmond (CITY) shall reimburse the COUNTY for labor costs as detailed below:

1. COUNTY direct labor rates shall include the base salary wages paid to personnel plus fringe benefits. Total labor rate shall include direct labor rate multiplied by County's overhead rate. The total labor rate shall not exceed the range of labor rates by classification, included as Attachment 1.
2. COUNTY's overhead rate shall be a summation of division and department overhead rates. Appropriate overhead rates for COUNTY shall be developed based on procedure previously approved as described below:

*In general, the division overhead rates are determined by identifying each division's total expenditures after adjustments less any non-labor generated revenue. The division expenditures are then divided by the productive hours for the division establishing the overhead rate needed to cover the remaining net cost of division expenditures. The department overhead rates are determined similar to the division rate by dividing the total department expenditures by the total billable hours. Each year overhead rates will be evaluated and adjusted to reflect the actual costs from the previous fiscal year.*

3. COUNTY may adjust both labor rates and overhead rates periodically due to contracted salary increases and overhead rate changes. COUNTY shall submit any changes to rates to CITY prior to invoicing.

## ATTACHMENT 1 (Amendment 1)

### Project: Central Avenue at I-80 Local Road Improvement

#### A. Budget.

County's Services will be related to the acquisition of necessary property interests, for CITY's above-described Project. County's charges for services under this Agreement will be allocated according to the following budget:

|                          |                  |
|--------------------------|------------------|
| ADMINISTRATION           | \$335,000        |
| APPRAISAL SUPPORT        | \$ 90,000        |
| NEGOTIATIONS/ACQUISITION | \$222,000        |
| CONDEMNATION SUPPORT     | \$ 43,000        |
| APPRAISAL CONSULTANT     | \$200,000        |
| RELOCATION CONSULTANT    | \$ 80,000        |
| TITLE REPORT             | <u>\$ 30,000</u> |
| <br>Total                | <br>\$1,000,000  |
| Rounded                  | \$1,000,000      |

|                                      |                    |                      |
|--------------------------------------|--------------------|----------------------|
| <b>TOTAL BUDGET FOR THE PROJECT:</b> | \$ 50,000          | (original budget)    |
|                                      | <u>\$1,000,000</u> | (Amendment 1 budget) |
|                                      | <b>\$1,050,000</b> |                      |

#### B. Charge-Out Rates.

County will charge CITY for Services under this Agreement at the following hourly rates:

| <b>REAL PROPERTY STAFF</b>               | <b>HOURLY CHARGE OUT RATE</b> |    |        |
|--|-------------------------------|----|--------|
| Principal Real Property Agent            | \$ 207                        | to | \$ 292 |
| Supervising Real Property Agent          | \$ 172                        | to | \$ 242 |
| Senior Real Property Agent               | \$ 153                        | to | \$ 221 |
| Associate Real Property Agent            | \$ 138                        | to | \$ 203 |
| Assistant Real Property Agent            | \$ 117                        | to | \$ 165 |
| Senior Real Property Technical Assistant | \$ 110                        | to | \$ 154 |
| Real Property Technical Assistant        | \$ 94                         | to | \$ 138 |

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