



City of Emeryville

CALIFORNIA

PROFESSIONAL SERVICES CONTRACT

FOURTH AMENDMENT

THIS FOURTH AMENDMENT TO THE PROFESSIONAL SERVICES CONTRACT

("Amendment") is effective as of _____ (the "Effective Date"), by and between **THE CITY OF EMERYVILLE**, a municipal corporation, ("City") and **URBAN PLANNING PARTNERS, INC** ("Contractor"), individually referred to as a "Party" and collectively as the "Parties".

WITNESSETH THAT

WHEREAS, the City and Contractor entered into a Professional Services Contract dated October 27, 2022 ("Contract") for the purpose of retaining the services of Contractor to provide UD22-1 5801 Christie Avenue Mixed Use Project & EIR; and

WHEREAS, the City and Contractor entered into a first amendment of the Contract on 6/20/23 for the purpose of extending the termination date of the contract; and

WHEREAS, the City and Contractor entered into a second amendment on 7/27/2023 for the purpose of increasing the scope of the work to include analysis of the Emeryville LOOP that would modify the roadway in the vicinity of the Project through construction of new two-way Class IV separated bikeway facilities, one new midblock crossing, and dedicated transit lanes; and

WHEREAS, the City and Contractor entered into a third amendment on 5/21/2024 to produce 10 percent conceptual drawings and 35 percent Design documents for the Emeryville Loop project; and

WHEREAS, the City and Contractor desire to amend the Contract; and

WHEREAS, the public interest will be served by this Amendment.

NOW, THEREFORE, the Parties hereto do mutually agree as follows:

1. AMENDMENT

The Parties agree to amend the Contract as checked below:

1.1 Exhibit A

- ☐ Exhibit A of the Contract is hereby amended in its entirety and replaced with **Exhibit A-***Revision Number*;

FOR CITY USE ONLY			
Contract No.		CIP No.	
Resolution No.		Project No.	

OR

- ☒ Exhibit A of the Contract is hereby amended to include the provisions of **Exhibit A-1**, attached hereto and incorporated herein by this reference.

1.2 Termination Date

- ☒ The Parties desire to extend the termination date. Section 1.3 of the Contract is hereby amended to extend the termination date to **SEPTEMBER 2, 2027**.

1.3 Total Compensation Amount

- ☒ The Parties desire to increase the Total Compensation Amount as set forth in Section 3.2 of the Contract by **ONE HUNDRED AND TWENTY FOUR THOUSAND AND NINE HUNDRED AND EIGHT-NINE DOLLARS AND NO CENTS (\$124,989)**. The total amount paid under the Contract as compensation for Services performed and reimbursement for costs incurred shall not, in any case, exceed **EIGHT HUNDRED FORTY-ONE THOUSAND AND FIVE HUNDRED AND FORTY-SEVEN DOLLARS AND NO CENTS (\$841,547.00)**.

2. CONTINUING EFFECT OF CONTRACT

Except as amended by this Amendment, all other provisions of the Contract remain in full force and effect and shall govern the actions of the Parties under this Amendment. From and after the date of this Amendment, whenever the term "Contract" appears in the Contract, it shall mean the Contract as amended by this Amendment.

3. ADEQUATE CONSIDERATION

The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

4. SEVERABILITY

If any portion of this Amendment is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

5. WAIVER

The City's failure to enforce any provision of this Amendment or the waiver in a particular instance shall not be construed as a general waiver of any future breach or default.

City of Emeryville | Professional Services Contract Amendment
REV01/2025

SIGNATURES ON FOLLOWING PAGE

6. SIGNATURE PAGE TO PROFESSESIONAL SERVICES CONTRACT
FOURTH AMENDMENT

IN WITNESS WHEREOF the City and the Contractor have executed this Contract,
which shall become effective as of the date first written above.

Approved As To Form:

DocuSigned by:
John Kennedy
2C834D82DB55407...

City Attorney

Dated: CITY OF EMERYVILLE

LaTanya Bellow, City Manager

Dated: URBAN PLANNING PARTNERS, INC

07/18/2025

Signed by:
Lynette Dias
10EB8B1027D84E5... (Signature)
LYNETTE DIAS, PRINCIPAL

Attach: W-9 Form	Attach: Business License Certificate	Attach: Insurance Certificate and Endorsements



388 17TH STREET
SUITE 230
OAKLAND, CA 94612
510.251.8210
WWW.UP-PARTNERS.COM

Memorandum

DATE	May 13, 2025		
TO	Miroo Desai, Planning Manager mdesai@emeryville.org	FROM	Carla Violet, Associate Principal cviolet@up-partners.com

RE: UD22-1 5801 Christie Ave Mixed-Use Project Environmental Review Services Amendment #4

Urban Planning Partners (UPP) is requesting a modification to our current contract dated August 22, 2022, to support the City of Emeryville in preparing the Loop project for grant applications, including necessary environmental review. This request follows the withdrawal of the 5801 Christie Avenue Mixed-Use project, which had previously included the Loop project in its environmental analysis.

Operational Analysis Update

Fehr & Peers will update the operational analysis to reflect recent changes in near-term land use development plans and planned roadway modifications. Due to the withdrawal of the 5801 Christie Avenue application, the analysis will be streamlined to focus solely on Loop operations, rather than the impacts of the previous land use project and will concentrate on near-term conditions that represent the highest traffic levels.

The updated Loop analysis will be documented within the Transportation Impact Analysis (TIA) for 5801 Christie. Other analyses within the TIA will be adjusted to provide context and relevance for any future development projects at the site with similar land use intensity. A more detailed scope and fee is included in Attachment 1.

Grant Preparation and Support

To further assist the city, Fehr & Peers will:

1. Identify potential grant opportunities for which the Loop project may be competitive.
2. Provide detailed information on relevant upcoming grants to support the City's application efforts.

If the City opts to pursue state or federal funding through the Caltrans Local Assistance Program, this amendment will also cover the cost for:

- Baseline to conduct a revised air quality analysis to support grant application preparation.

Miroo Desai, Planning Manager

May 13, 2025

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CEQA Exemption

UPP will develop a CEQA Exemption document for the Loop project to support streamlined environmental compliance.

FEE ESTIMATE

For updating traffic volume forecasts, updating and re-running Vissim models, revising the TIA, developing the grant opportunities memorandum, preparing an updated air quality analysis and CEQA exemption, UPP requests a modification to increase the current not-to exceed fee by an additional **\$124,989**, as shown in Table 1, to complete the additional scope of work.

Table 1: Requested Fee Increase

Consultant	Fee
<i>Fehr & Peers</i>	<i>\$79,990</i>
<i>Baseline Environmental Consulting</i>	<i>\$20,000</i>
<i>UPP</i>	<i>\$15,000</i>
Subtotal	\$114,990
<i>UPP (10% Subconsultant Mark-up)</i>	<i>\$9,999</i>
Total	\$124,989

Original Contract Date: August 22, 2022

Original Contract Amount: \$315,234

Contract Mod #2: \$149,008

Contract Amount with Contract Mod #2: \$464,242

Contract Mod #3: \$252,316

Contract Amount with Contract Mod #3: \$716,558

Contract Mod #4: \$124,989

Contract Amount with Contract Mod #4: \$841,547

AUTHORIZATION

Please sign below and return to UPP if the terms of this contract modification are agreeable. All terms of our original contract would remain in effect. Feel free to contact Carla at (510) 251-8210 with any questions. We look forward to completing this project for the City of Emeryville.

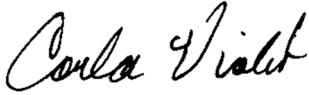
Miroo Desai, Planning Manager

May 13, 2025

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Sincerely,

URBAN PLANNING PARTNERS, INC.



Carla Violet

ASSOCIATE PRINCIPAL/PLANNING MANAGER

O: 510.251.8210 x1005

Attachment 1: Fehr & Peers Budget Amendment dated May 13, 2025

CONTRACT MODIFICATION #4

TO \$841,547 TOTAL CONTRACT AMOUNT

ACCEPTED AND AUTHORIZED BY:

Miroo Desai

City of Emeryville

Date



May 13, 2025

Carla Violet
Urban Planning Partners
388 17th Street, Suite 230
Oakland, CA 94612

Subject: Emeryville Loop Assessment and 5801 Christie TIA Amendment

Dear Carla,

We understand that the City would like to prepare the Emeryville Loop project for grant applications, as the applicant for the 5801 Christie project, which would have implemented the Loop, has withdrawn their application. As part of this preparation, Fehr & Peers would update the operational analysis of the Loop to align changes to near-term land use development project plans and planned roadway modifications. With the withdrawal of the application for 5801 Christie Avenue, the updated operational analysis would be streamlined to focus only on Loop operations rather than the effects of the land use development project and only under near-term conditions, representing the scenarios with the highest traffic levels.

Documentation of the Loop analysis would be provided in the TIA for 5801 Christie. Other analysis included in the TIA will be updated and reframed as providing information relevant to a future land use development project at the site with similar land use intensity as the withdrawn project.

To further support the city in preparing the Emeryville Loop for grant applications, we will identify and provide detail related to potential upcoming grant opportunities that the Loop may be competitive for.

The following scope of work has been prepared based on conversations with City of Emeryville staff and builds upon the scope of work contained within our contract dated December 15, 2022, and the contract modifications dated June 19, 2023 and March 14, 2024.

SCOPE OF WORK

We will complete the following tasks as part of this scope of work.

Task 1 – Update Near-Term Land Use Assumptions

Fehr & Peers will update previously developed net automobile trip generation estimates for near-term land use development projects based on updated land use assumptions provided by the city. The complete list

Carla Violet
May 13, 2025
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of the assumed projects are provided below and the four shown in italics require updates to trip assumptions.

- 5801 Christie (430ksf R&D and 94 multifamily units)
- Bay Center Life Sciences Project (210ksf lab)
- Bay Street Grocery Store (49ksf grocery store)
- Bayview Emeryville Apartments (186 multifamily units)
- *Christie Residential Sites (362 multifamily units)*
- EmeryStation Overland (300ksf R&D/office)
- *Emeryville Center of Innovation (553.7ksf medical office and 480ksf hospital)*
- Intergenerational Affordable Housing (68 multifamily units)
- *Marketplace Parcels A, B, and F (432ksf R&D and 5ksf retail)*
- Nellie Hannon Gateway (90 multifamily units and 4ksf retail)
- *Sherwin-Williams Buildings A, C, and D (74ksf office/R&D, 8ksf retail, and 500 multifamily units)*

Updates to the Emeryville Center of Innovation will involve changes to land use assumptions to reflect current plans for medical office and hospital uses. Trip generation will be based on the data and methodology in the latest version of the Institute of Transportation Engineers' (ITE) Trip Generation Manual with an adjustment to account for the project's location in Emeryville. Updates to all other near-term projects involve changes to the number of dwelling units, and we will use trip generation rates previously assumed for these projects.

Trip distribution assumptions for the Emeryville Center of Innovation will also be revised to reflect the updated land use assumptions. Vehicle trip distribution will be estimated based on the relative location of complementary land uses, existing traffic patterns in the vicinity of the site, area traffic congestion, and the relative locations of freeway on- and off-ramps.

Task 2 – Update Intersection Volume Forecasts

Fehr & Peers will update AM, PM, and Saturday peak hour intersection volume forecasts for the 23 study intersections to account for updated assumptions developed in Task 1 under the following scenarios:

- Existing Plus 5801 Christie (Without Loop)
- Existing Plus 5801 Christie (With Loop)
- Near-Term Without 5801 Christie (Without Loop)
- Near-Term Plus 5801 Christie (Without Loop)
- Near-Term Plus 5801 Christie (With Loop)

Updated intersection volume forecasts for all scenarios will be used for signal warrant analysis in Task 4, and updated forecasts for the Near-Term Plus 5801 Christie (Without Loop) and Near-Term Plus 5801 Christie (With Loop) will be used for Loop operations analysis in Task 3.

Task 3 – Update Vissim Model and Conduct Loop Operations Analysis

Fehr & Peers will update the Vissim models for the AM, PM, and Saturday peak periods under the Near-Term Plus 5801 Christie (Without Loop) and Near-Term Plus 5801 Christie (With Loop) scenarios to reflect the updated traffic volumes developed in Task 2 as well as the following updates to roadway geometries:

- Add weekday bus-only lanes and a cycletrack on Shellmound Street south of Christie Avenue
- Remove the slip lane/yield movement and implement No Right Turn on Red for the eastbound-to-southbound turn at the Powell Street/Hollis Street intersection

Signal timings in the Vissim models will also be updated and optimized to reflect the updated traffic volumes and roadway geometries.

Intersection operations, including level of service (LOS), vehicle queues, and transit travel times will be evaluated for the 22 (of 23 total) study intersections included in the Vissim model under each scenario. The sole study intersection not included in the Vissim model (San Pablo Ave/Stanford Ave) will also not be analyzed in Synchro, as its operations would not be expected to be substantially affected by implementation of the Loop. Additionally, the Bay Street/Ohlone Way intersection is not included in the operations analysis because it does not interact with Loop operations. The analysis results will be presented in the TIA document.

Task 4 – Update TIA Document

Fehr & Peers will update analysis in the TIA to be consistent with work performed in Tasks 2 and 3, and reframe the document purpose as presenting an analysis of non-CEQA topics for a land use project at the 5801 Christie site similar to the one previously proposed to provide information to the City and future applicants. The purpose of the intersection operations section will be to present analysis of the Emeryville Loop rather than land use changes at 5801. The City may use this analysis to support public engagement related to the Loop, grant applications, and refinement of the design.

Carla Violet
May 13, 2025
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Specific updates to the analysis included in the TIA include:

- Update the signal warrant analysis with the updated intersection volume forecasts
- Update the site plan review to focus only on recommendations related to external access points and frontages
- Present the intersection operations assessment of the Loop

The updated TIA is not intended to be published, and a public draft will not be developed. However, it is expected that the City will use the TIA as the basis for analysis presented to Council as part of seeking CEQA clearance for the Loop. Fehr & Peers will support the City in this effort by making primarily organizational updates to the TIA.

Task 5 – Grant Opportunities Memo

Fehr & Peers will identify and assess grant opportunities for the Emeryville Loop at the regional, state, and federal levels. The assessment will identify application cycle dates, typical award sizes, evaluation criteria and required analyses, and expected competitiveness. The findings will be summarized in a technical memorandum.

LEVEL OF EFFORT AND SCHEDULE

For updating traffic volume forecasts, updating and re-running Vissim models, revising the TIA, and developing the grant opportunities memorandum a budget amendment of \$79,990 is requested. This would increase the total budget from \$451,640 to \$531,630.

Budget Estimate for Emeryville Loop and 5801 Christie Update								
		Principal	Project Manager	Planner/Engineer	Admin	Staff Hours	Other Direct Expenses	Task Budget
	Fehr & Peers Tasks/Billing Rate	\$390	\$235	\$190	\$165			
1	Update Near-Term Land Use Assumptions	2	4	4	1	11	\$100	\$2,745
2	Update Intersection Volume Forecasts	1	4	4	1	10	\$100	\$2,355
3	Update Vissim and Intersection Operations	24	12	184	28	248	\$2,600	\$54,360
4	Update TIA Document	4	8	12	3	27	\$300	\$6,515
5	Grant Opportunities Memo	4	16	36	7	63	\$700	\$14,015
	Total	35	44	240	40	359	\$3,800	\$79,990

We can complete the scope according to the following schedule:

- Tasks 1-4: Completion of updated TIA within 8 weeks of NTP from the City.
- Task 5: Completion of grant opportunities memo within 4 weeks of NTP from the City.

Carla Violet
May 13, 2025
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FEHR & PEERS

Please contact Jordan (j.brooks@fehrandpeers.com or 510-587-9429) with questions or if you need any additional information. We look forward to continuing working with you on this project.

Sincerely,

FEHR & PEERS

A handwritten signature in blue ink, appearing to read 'Rob Rees'.

Rob Rees, PE
Principal

P22-1161-OK

A handwritten signature in blue ink, appearing to read 'Jordan Brooks'.

Jordan Brooks, AICP
Senior Transportation Planner