

**County of El Dorado – Community Development Services, Department of Transportation
Task Order Form**

Contract #	Task Order #	Amendment #
461-S1711	01	N/A
Project #	Org #	Contract Administrator
72334/36105011	3610100	Rafael Martinez
Not-to-Exceed Amount*	Expiration Date	Prepared By
139,000	See Below	Kady Leitner
Federal Provisions YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	State Provisions Yes <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

Administration Use ONLY		
	Admin Staff	Date
Budget Verified:	Brandi Reid	6/20/2019

Consultant Name:	Bender Rosenthal, Inc.	
Contract Title:	As Needed Right of Way Services	
Task Order Name:	Valuation, Acquisition, Relocation, and Associated Services for the Diamond Springs Parkway – Phase 1B Project	
Scope of Work:	See Attached Pages 3 through 6	
Additional Provisions:	Federal provisions are included in Agreement #461-S1711	
List Authorized Sub-Consultants:	None	
Deliverables:	See Attached Page 3 through 6	
Term:	Start Date: Effective Date	Expiration Date: Earlier of Task Order Completion or Contract Expiration

The parties indicated herein have executed this Task Order on the dates written below, the latest of which shall be deemed to be the effective date of this Task Order. No payment will be made for any work performed prior to the effective date of the Task Order. Unless otherwise indicated, receipt of this executed Task Order is your Notice to Proceed with the work specified herein. This Task Order may be executed in one or more counterparts, each of which shall be an original and all of which together shall constitute one and the same instrument.

Department of Transportation Signatures: _____ Kyle Lassner Right of Way Supervisor and Task Order Manager _____ Date	- - Bender Rosenthal, Inc. - - _____ David Wraa President _____ Date
_____ Rafael Martinez, Director and Contract Administrator _____ Date	NOTES: 1. This form is intended as a guide to identify minimum requirements of a Task Order. Task Orders must also be compliant with the provisions of the contract. 2. Where a Task Order cannot be accommodated on this form; use as a cover (noting "See Attached" in the appropriate spaces above) to provide accounting codes, Admin authorization and signatures. Any substitute format must include all elements of this form for each item of work. * The not-to-exceed amount for this Task Order is based upon the attached Task Order Budget Form, which form is incorporated herein and made by reference a part hereof.

Bender Rosenthal, Inc.

**Valuation, Acquisition, Relocation, and Associated Services for the
Diamond Springs Parkway- Phase 1B Project
Project #72334**

In accordance with ARTICLE I, Scope of Services, of Agreement for Services #461-S1711 (Agreement) between the County of El Dorado (COUNTY) and Bender Rosenthal, Inc. (CONSULTANT), CONSULTANT shall accomplish the work described below in this Task Order #461-S1711-01.

TASK ORDER DESCRIPTION

CONSULTANT shall implement the Tasks detailed below in the Scope of Work for this Task Order in accordance with all of the terms and conditions of the Agreement and in accordance with all of the provisions included in this Task Order.

In accordance with ARTICLE I, Scope of Services, of the Agreement, CONSULTANT shall submit Task Order deliverables to COUNTY's Contract Administrator, in the required format for review and approval. CONSULTANT shall submit copies of the Task Order deliverables to COUNTY's Task Order Manager, Kyle Lassner, Right of Way Supervisor, 2850 Fairlane Court, Placerville, California 95667; the email address is kyle.lassner@edcgov.us; the telephone number is 530.621.5316; and the fax number is 530.626.0387.

If changes in the Scope of Work of this Task Order are required, an amendment to this Task Order must be approved in writing and executed by COUNTY and CONSULTANT.

PRICE / COST

Billing rates for the services performed under this Task Order shall be in accordance with the terms and conditions of the Agreement. The not-to-exceed amount for this Task Order is \$139,000. No payment will be made for any work performed prior to the effective date of this Task Order #461-S1711-01 or beyond the expiration date of this Task Order.

INOVICES

Invoices pertaining to the services described herein shall be submitted in accordance with the requirements of ARTICLE V, Allowable Costs and Payments, of the Agreement, and shall include sufficient documentation to support CONSULTANT's charges for the work performed and shall identify the appropriate project number as Project #72334; Diamond Springs Parkway – Phase 1B Project, Work Breakdown Structure Activity Identification Code (WBS Activity ID) for the Item of Work as indicated in the Scope of Work below, the above designated Task Order, #461-S1711-01, and Agreement for Services #461-S1711.

SCOPE OF WORK

TASK 1 – PROJECT MANAGEMENT – WBS Activity ID R010J

CONSULTANT shall meet with COUNTY to gather available information, confirm goals and requirements for the Project, monitor Project progress, and coordinate review of deliverables.

TASK 2 – VALUATION/APPRASIAL SERVICES – WBS Activity ID R110J

CONSULTANT shall develop up to fourteen (14) complete appraisals (covering 26 parcels) of the estimated fair market value of the fee, permanent easements, and the temporary construction easements for the Project, attached hereto as Attachment A. The Appraisal Reports shall be a narrative appraisal report that shall be in conformance with and subject to the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, which fully incorporate the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, requirements related to the Uniform Relocation Assistance and Real Property Acquisition Act, and state and federal statutes. Appraisal Mapping, Plat Maps, and Legal Descriptions for the properties to be appraised will be provided to CONSULTANT by COUNTY. CONSULTANT shall prepare Notice of Decision to Appraise letters. The Appraisal Reports shall be delivered within six (6) weeks from fully-executed Task Order and shall be completed within twelve (12) weeks from fully-executed Task Order.

COUNTY may establish that an appraisal is not required and request preparation of a Waiver Valuation if the anticipated parcel take will have a value of less than \$10,000, is uncomplicated, and adequate market data is available,

Deliverables:

- Up to fourteen (14) Appraisal Reports that meet all State and Federal Standards.
- Notice of Decision to Appraise letters.

Schedule:

- Appraisal Reports shall be delivered within six (6) weeks from fully-executed Task Order.
- Appraisal Reports shall be completed within twelve (12) weeks from fully-executed Task Order.
- Notice of Decision to Appraise letters shall be sent within five (5) days of fully-executed Task Order.

Assumptions:

- Full documentation to Federal and State standards for all tasks.
- No expert witness testimony.
- No coordination with State or Federal right of way departments, other than listed in Scope of Work.

TASK 3 - ACQUISITION SERVICES – WBS Activity ID R115J

CONSULTANT shall provide acquisition services for the Gold Key ownership (APN: 327-270-18-100) and the Gilmore ownership (APNs: 327-270-26-100 and 327-270-27-100).

Upon completion of the Valuation and establishment of just compensation by COUNTY, CONSULTANT shall develop the contract and conveyance documents necessary to make offers. CONSULTANT shall meet with the owners and convey documents up to six (6) times in the first sixty (60) days until acceptance or impasse is reached. Steps within the acquisition process are outlined below:

1. Review the Project concept and design with COUNTY and other consultants.
2. Review appraisals, title reports, maps, and descriptions of the required parcels.
3. Prepare right-of-way contracts and other acquisition documents.
4. May meet with the property owners to discuss the Project in general; review of maps and legal descriptions; confirm information about occupants/owners and make the official First Written Offer to owner.
5. The acquisition task assumes a settlement by the sixth (6th) contact by telephone or e-mail. A recommendation to COUNTY shall be made after impasse has been reached.
6. Deliver signed right-of-way contract and signed, acknowledged documents for a close transaction or deliver a memorandum explaining impasse.
7. If the property owner provides a counter-offer, CONSULTANT shall prepare a recommendation to COUNTY to accept, reject, or modify the counter-offer.
8. If COUNTY accepts the counter-offer, CONSULTANT shall prepare an Administrative Settlement that complies with State and Federal guidelines.
9. CONSULTANT's acquisition agents shall maintain a parcel diary to document all interactions with property owners and their tenants.
10. CONSULTANT shall prepare an Acquisition Final Report, including transfer of all pertinent correspondence and files to COUNTY.

Deliverables:

- Contracts and other acquisition documents for the acquisition of up to two (2) parcels.
- Submit files on each negotiation, acquisition, and Project settlement.
- Acquisition Final Report, including transfer of all pertinent correspondence to COUNTY.
- Administrative Settlement, if needed.

Schedule:

- Acquisition documents shall be provided to COUNTY within seven (7) days of contract signing and notarization.
- Negotiation, acquisition, and Project settlement files shall be provided to COUNTY within fourteen (14) days of completion.
- Acquisition Final Report shall be provided to COUNTY within thirty (30) days of completion.

TASK 4 - RELOCATION SERVICES – WBS Activity ID R115J

CONSULTANT shall work closely with the displaced businesses to understand their specific needs and shall strive to relocate them to a like-kind property. CONSULTANT shall comply with the relocation steps outlined in the Uniform Act. The relocations shall meet the State and Federal Uniform Act requirements while maintaining a schedule that will enable the launch of construction as planned.

Relocations include:

- 1 Gilmore Heating & Air (business)
- 4 Gold Key Storage (5 businesses)
- 1 Cornerstone Propane (business)
- 1 Dawson property (personal property)

CONSULTANT shall follow all State and Federal codes covering the right of way process which include:

- Federal and State Constitutions.
- Code of Federal Regulations 49 CFR – Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act.
- Government Code 7260 et al – State Uniform Relocation Assistance and Real Property Acquisition Policies Act.
- California Code of Civil Procedures 1263 et al – State Eminent Domain Codes.
- California Code of Regulations – Title 25.
- California Code of Regulations Section 6038.

CONSULTANT shall actively work with property owners to negotiate any items the property owners may want to salvage, communicate with COUNTY the intentions of the property owners or tenant, and provide keys and notification once the property has been vacated.

CONSULTANT shall process the following relocation steps:

1. Deliver Notification of Eligibility Letter within ten (10) days of the presentation of the first written offer.
2. Inform displaced persons of available relocation assistance and explain relocation process.
3. Conduct personal, on site interviews of prospective displacees to ascertain relocation needs and special requirements.
4. Prepare and deliver a Conditional Entitlement Letter and Replacement Housing Valuation Report for each of the residential displacees. (residential only)
5. Determine eligibility for and proposed amount of relocation benefits, including moving payments and miscellaneous business relocation costs as applicable.
6. Prepare and distribute relocation assistance brochures (residential and/or non-residential as needed), Ninety (90) and Thirty (30) Day Notices to Vacate, and other notices as required. The Caltrans Relocation Assistance brochures shall be provided in English and Spanish.
7. Monitor the move to replacement site, as necessary.
8. Prepare necessary payment documentation and deliver benefit checks and other appropriate payments to displacees.
9. Maintain current and accurate files and records of all contacts with each displacee and include them in a Relocation Final Report.

Any displaced person or business, as a result of the Project, is eligible for relocation assistance as per the Uniform Relocation Act, Title 49 (Part 24). All claims for relocation payment shall be filed no later than eighteen (18) months from the date of displacement (tenant) or the date of the final payment for the acquisition of the real property (owner), whichever is later.

Deliverables:

- Relocation assistance as outlined above for up to eight (8) relocations.
- Relocation Final Report

Assumptions:

- Claim for relocation benefits will occur within contract period.
- Interviews, delivery of all notices, and inspections will be done in person.

Bender Rosenthal, Inc.

Task Order Budget

Task Order #461-S1711-01

Task 1: Project Management	\$5,700
Task 2: Valuation/Appraisal Services	\$58,800
Task 3: Acquisition Services	\$9,000
Task 4: Relocation Services	\$65,000
Other Direct Costs and Mileage	<u>\$500</u>
Total Cost	\$139,000

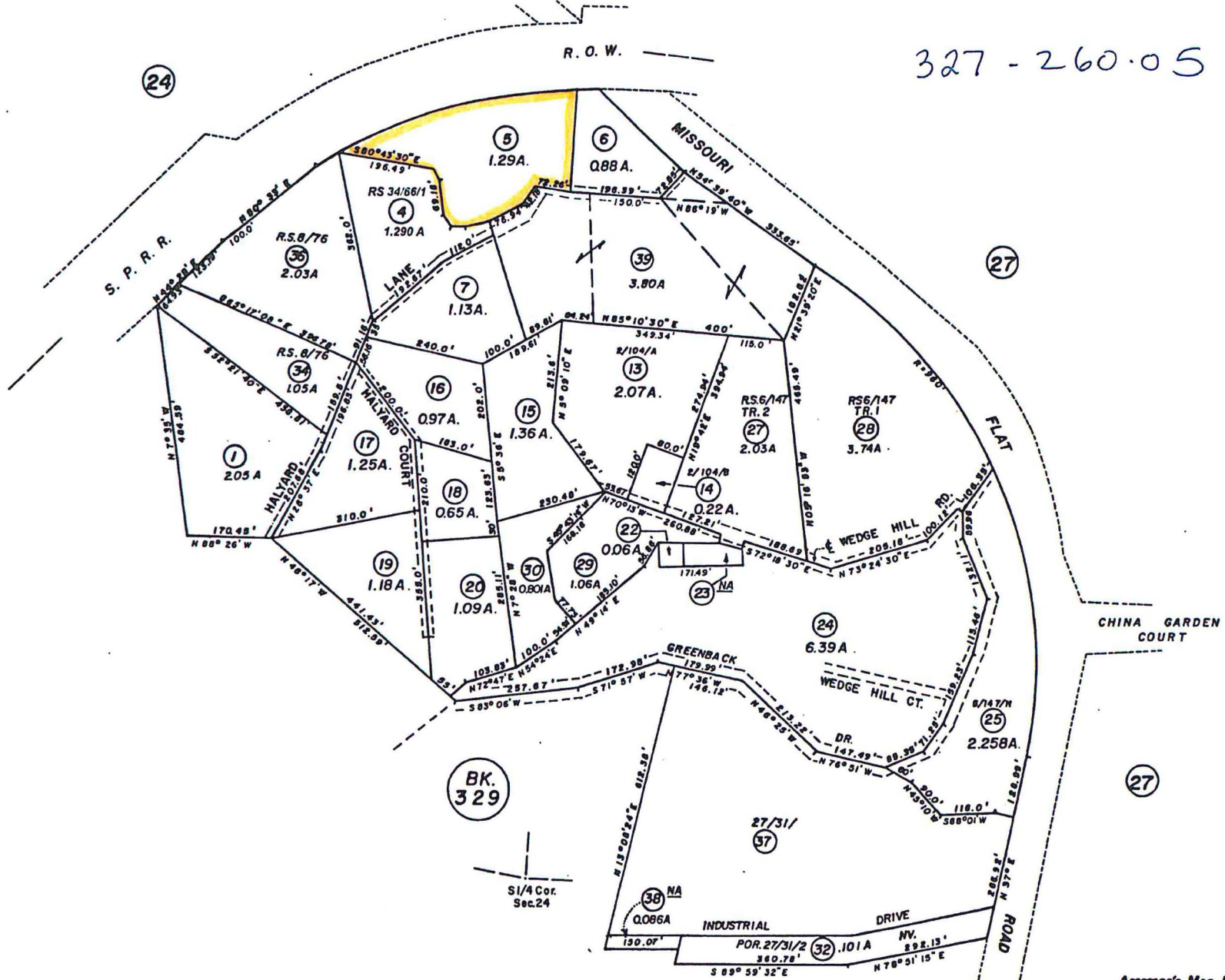
The not-to-exceed amount for this Task Order is \$139,000. All expenses and their distribution among Tasks are estimates only. This Task Order represents the composition of the total not-to-exceed budget for this Task Order. In the performance of the scope of work to be provided in accordance with this budget, CONSULTANT may request to reallocate the expenses listed herein among the various Tasks, Other Direct Costs, and Mileage identified herein, subject to Task Order Manager's prior written approval. In no event shall the total not-to-exceed amount of this Task Order be exceeded.

POR'S. SEC'S. 24&25, T.10N, R.10E, M.D.M.

Tax Area Code

327

327 - 260.05

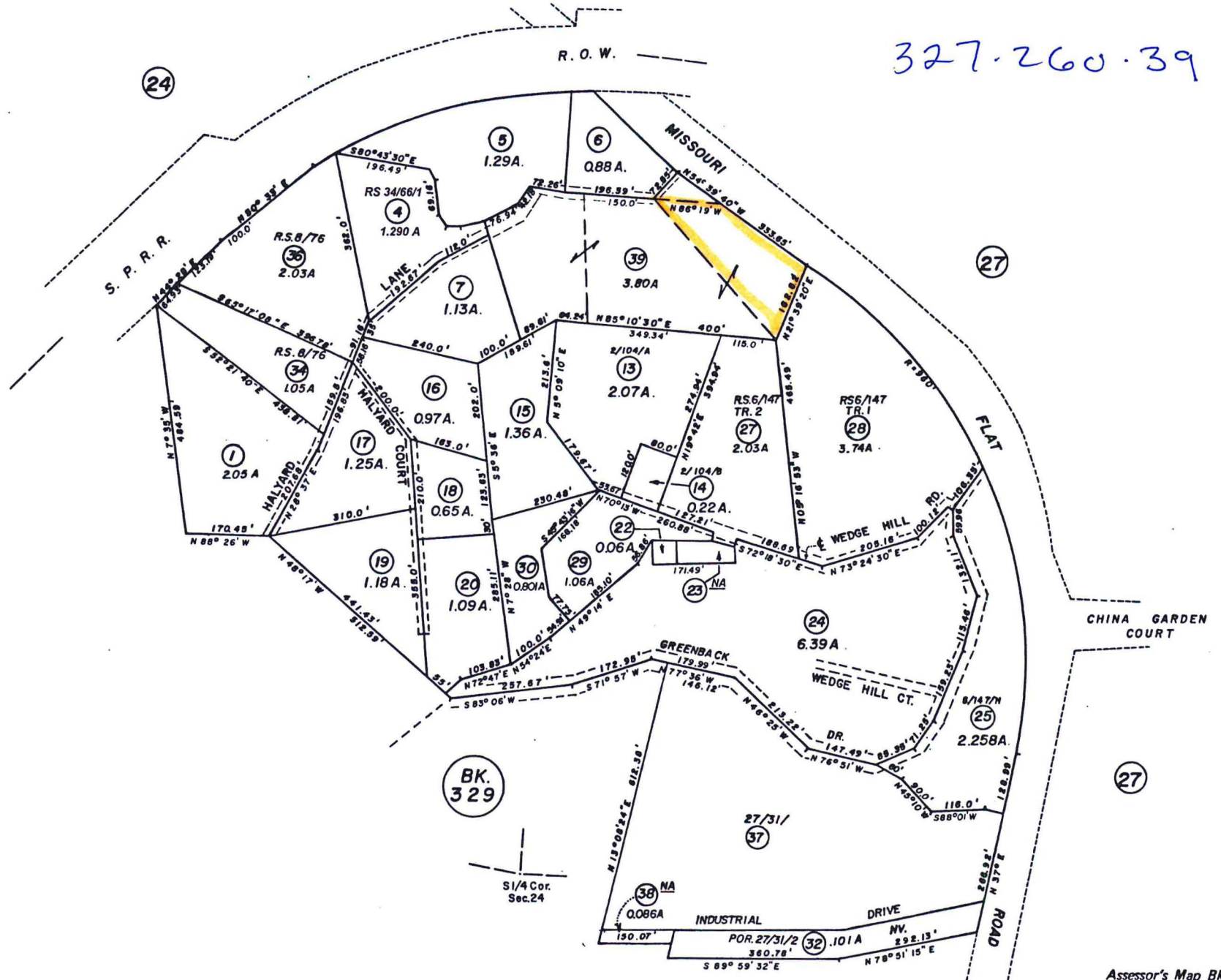


NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 327 - Pg.
County of El Dorado, California.

REV. 12/12/2014

327-260-39



NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

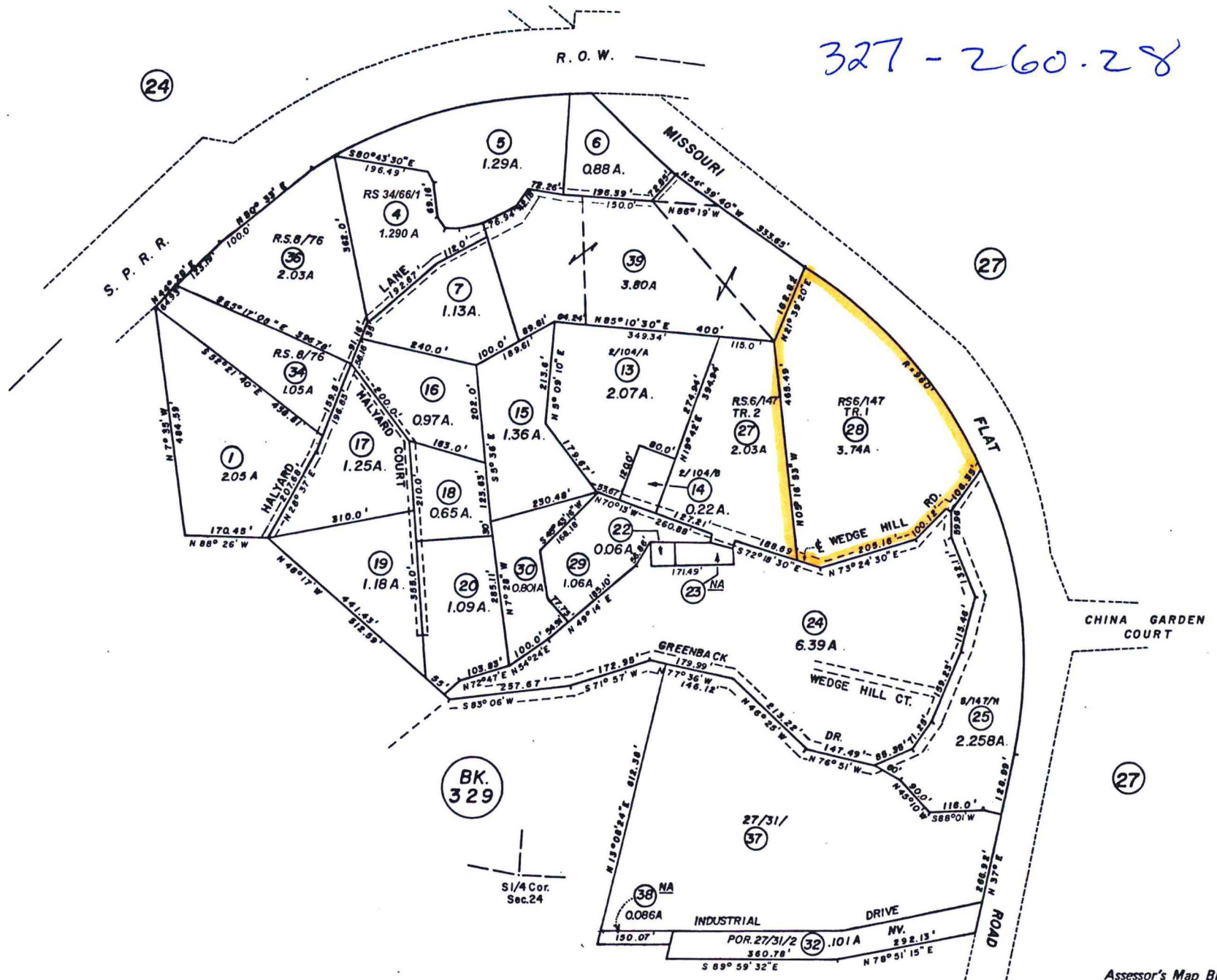
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County of El Dorado, California.

19-1009 B 1 REV 3/12/2014

Task Order #461-S1711-01

Attachment A

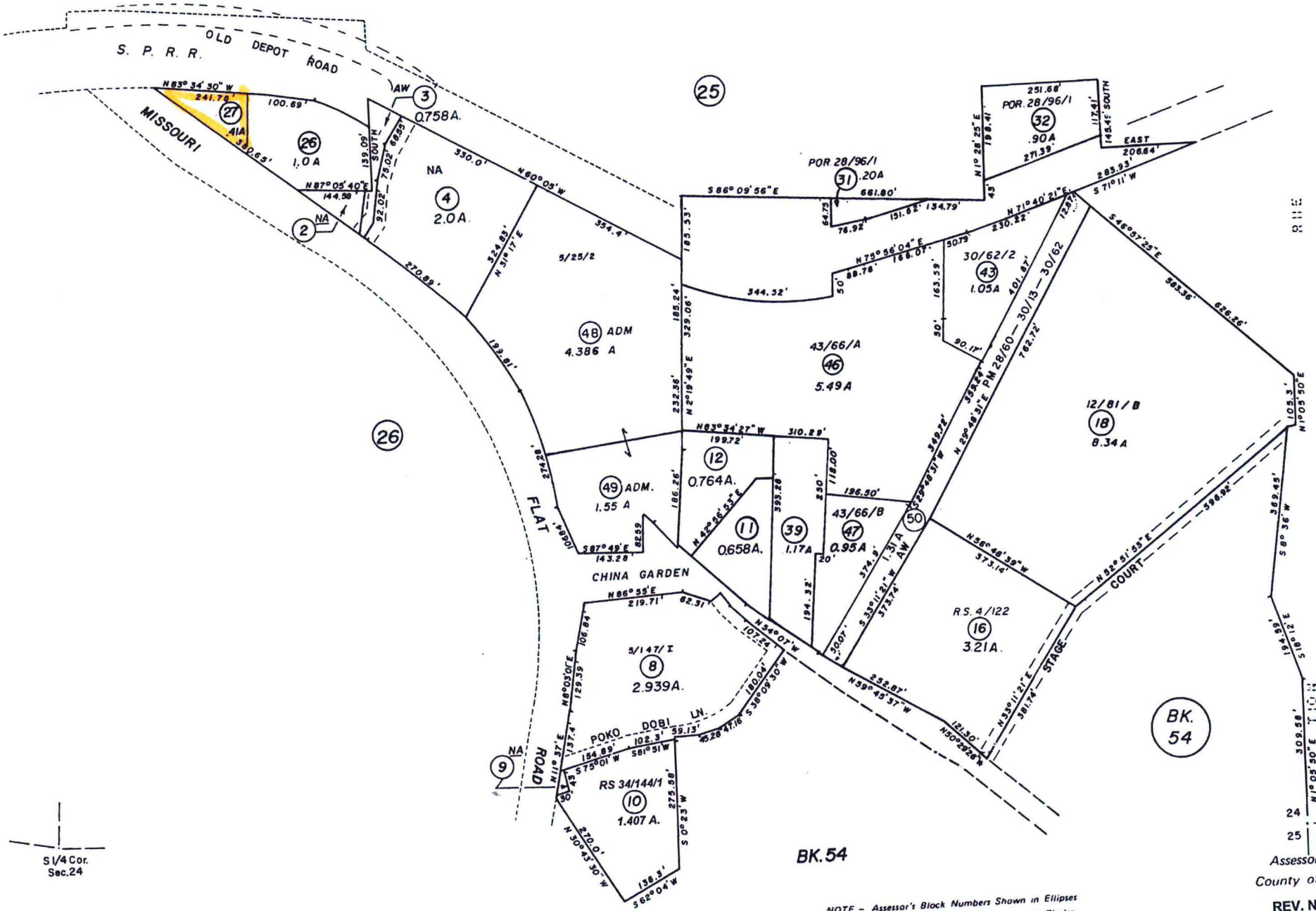
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POR'S. SEC'S. 24 & 25, T10N, R10E, M.D.M.

327-270.27



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BK.54

BK. 54

Assessor's Map Bk.327 - Pg County of El Dorado, California

REV. NOV 19, 2016

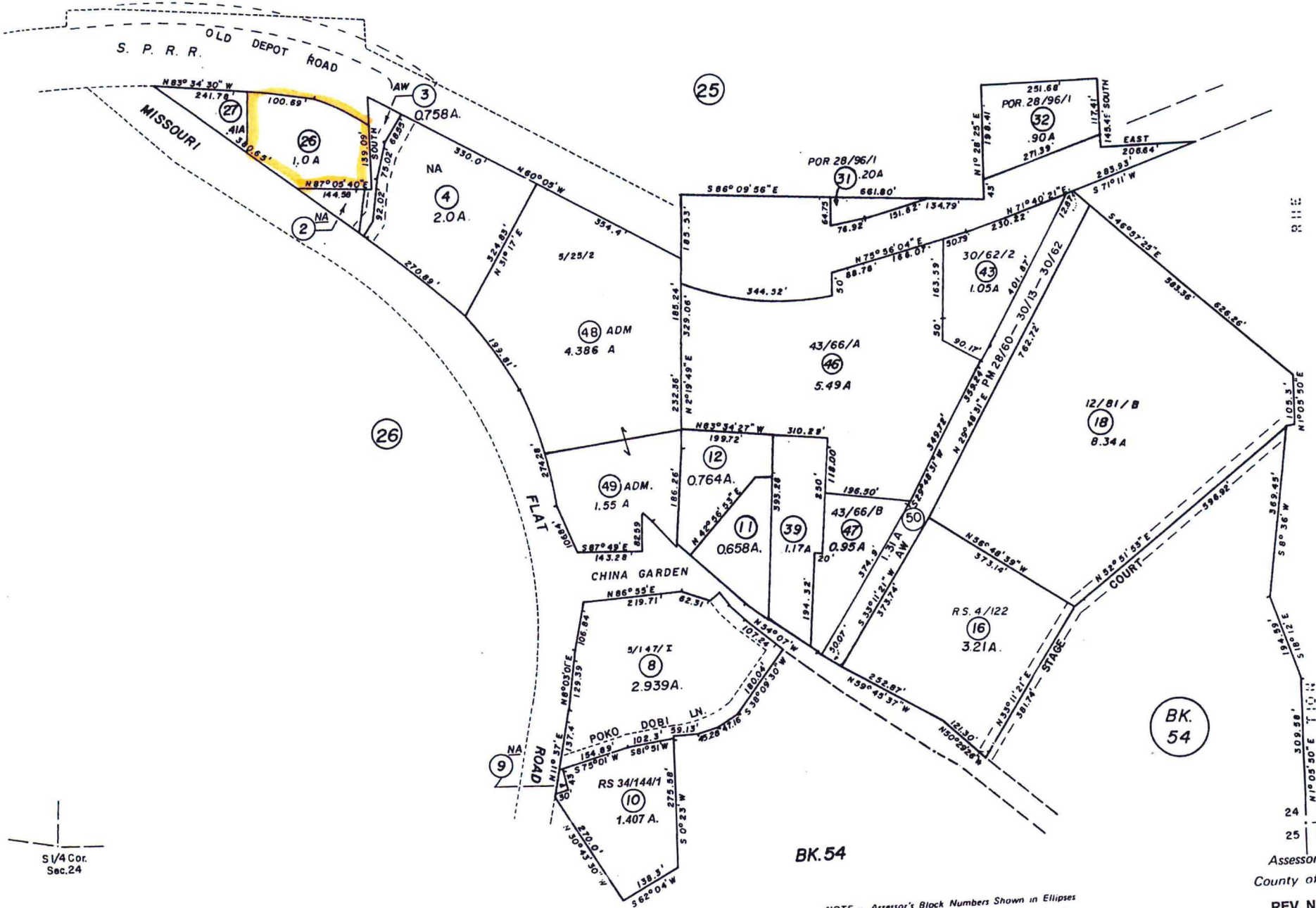
NOTE - Assessor's Block Numbers Shown in Ellipses Assessor's Parcel Numbers Shown in Circles

19-1009 B.13 of 33 Task Order #461-S1711-01 Attachment A

S 1/4 Cor. Sec. 24

POR'S SEC'S 24 & 25, TION, RIOE, M.D.M.

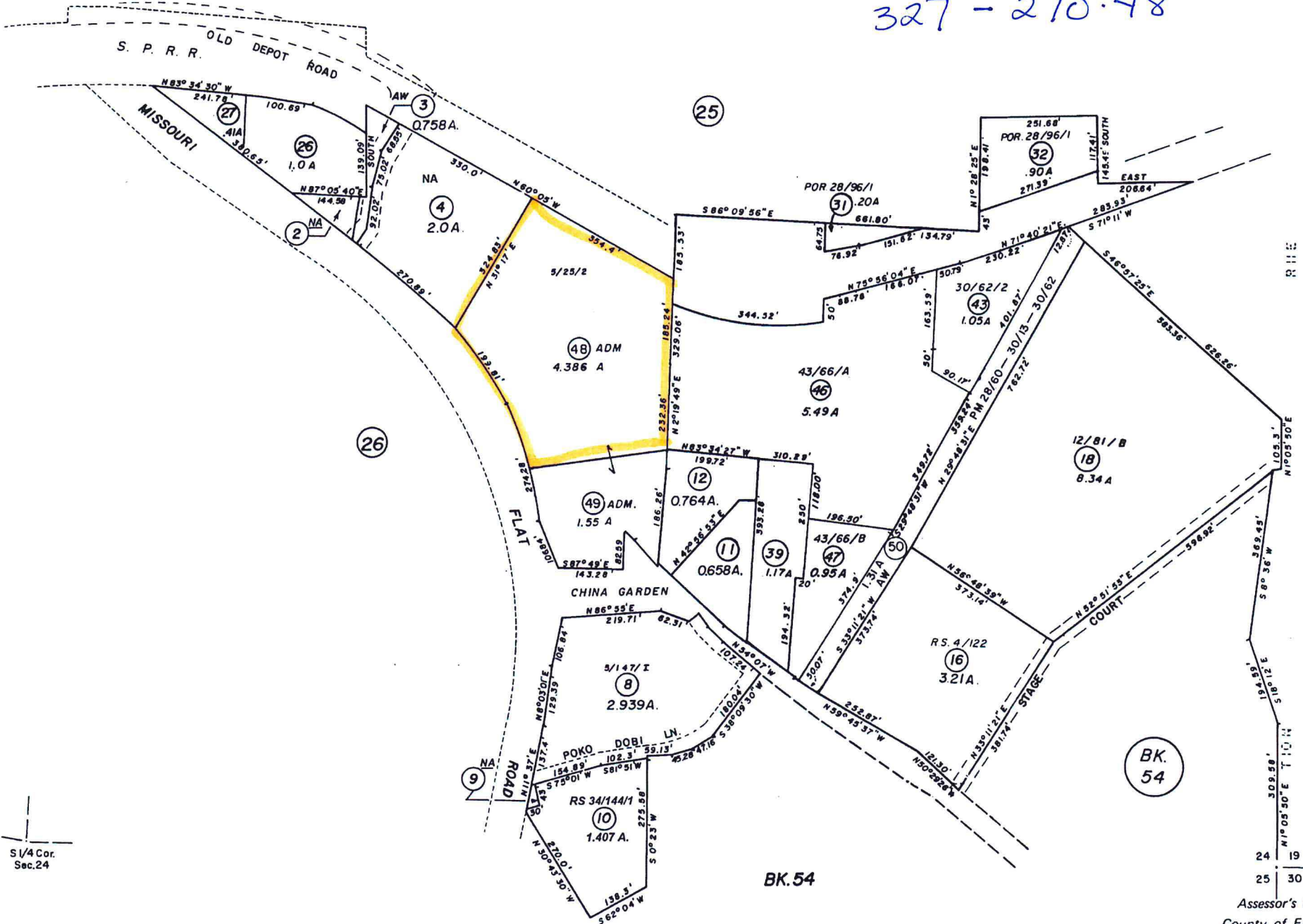
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S 1/4 Cor. Sec. 24

NOTE - Assessor's Block Numbers Shown in Ellipses
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327 - 270.48

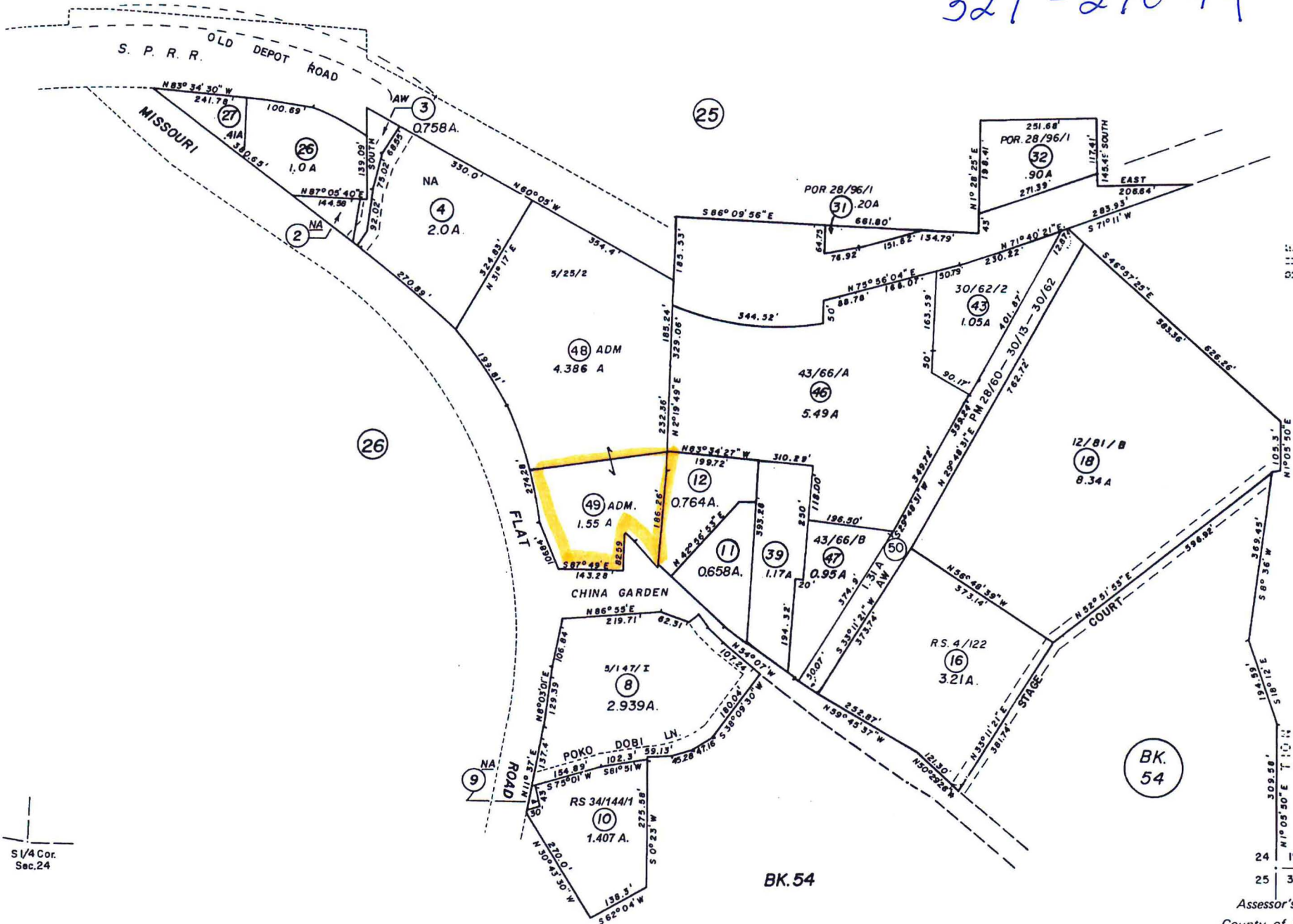


NOTE - Assessor's Block Numbers Shown in Ellipses
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19-1009 B 15 of 33
Task Order #461-S1711-01
Attachment A

24	19
25	30

327-270.49

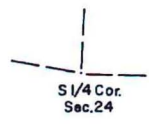
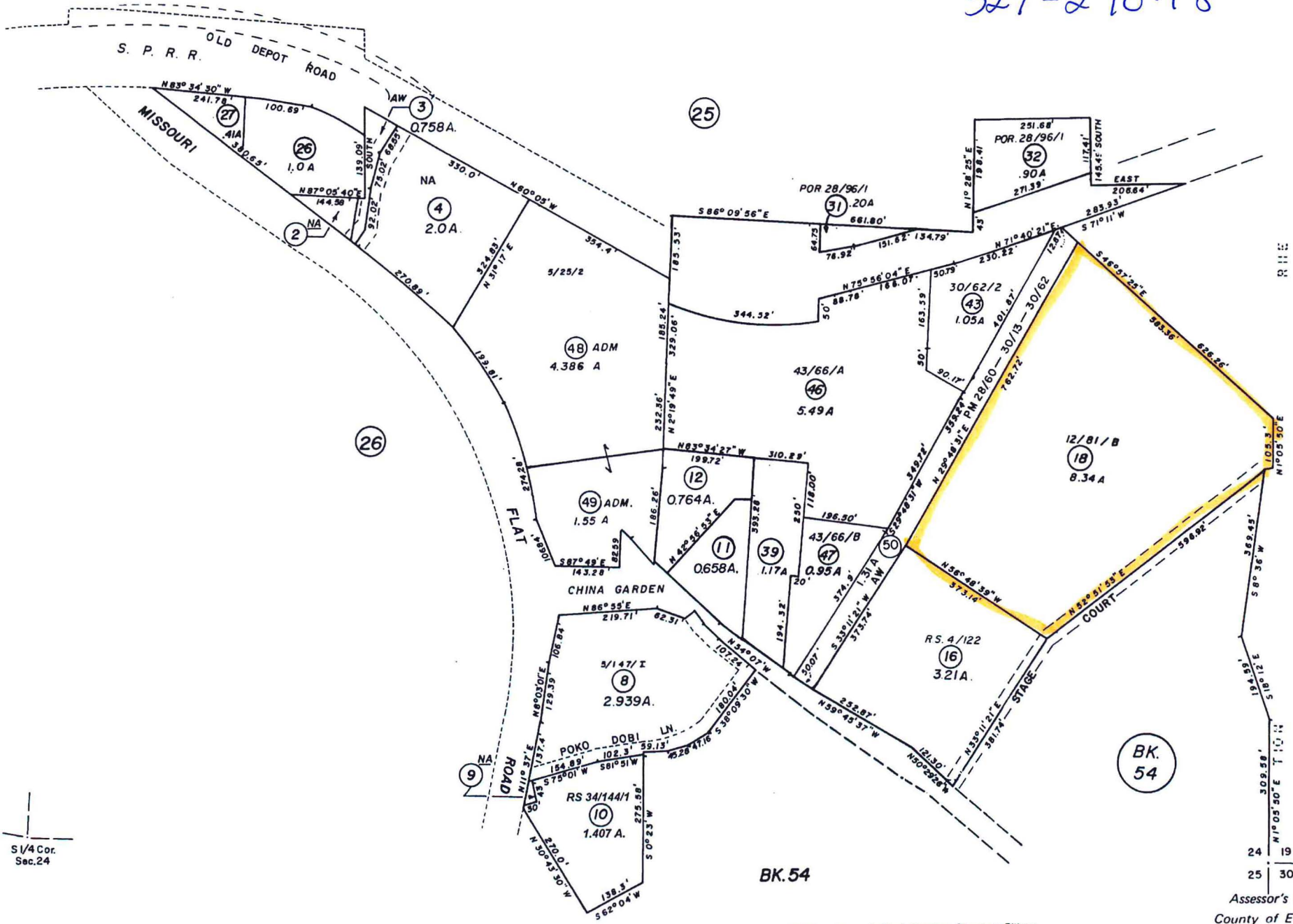


S 1/4 Cor. Sec. 24

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19-1009 B 16 of 33
Task Order #461-S1711-01
Attachment A

327-270.18



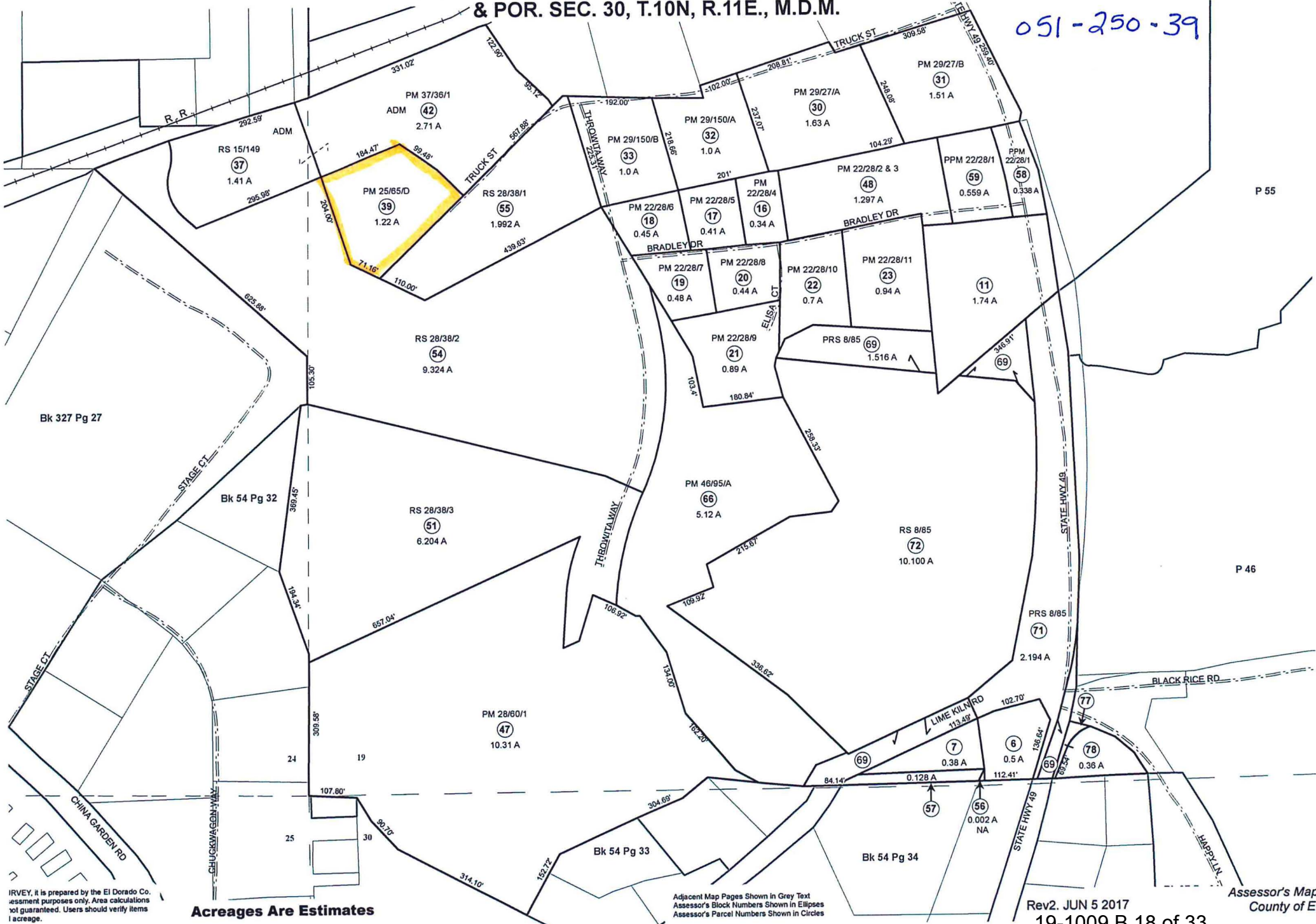
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Assessor's Map Bk. 327 - Pg
 County of El Dorado, California

REV. NOV 19, 2016
 19-1009 B.17 of 33
 Task Order #461-S1711-01
 Attachment A

POR. LOTS 3, 4, & 5 SEC. 19, T.10N., R.11E., & POR. SEC. 24, T.10N., R.10E.,
& POR. SEC. 30, T.10N., R.11E., M.D.M.

051-250-39



IRVEY, it is prepared by the El Dorado Co. Assessment purposes only. Area calculations not guaranteed. Users should verify items & acreage.

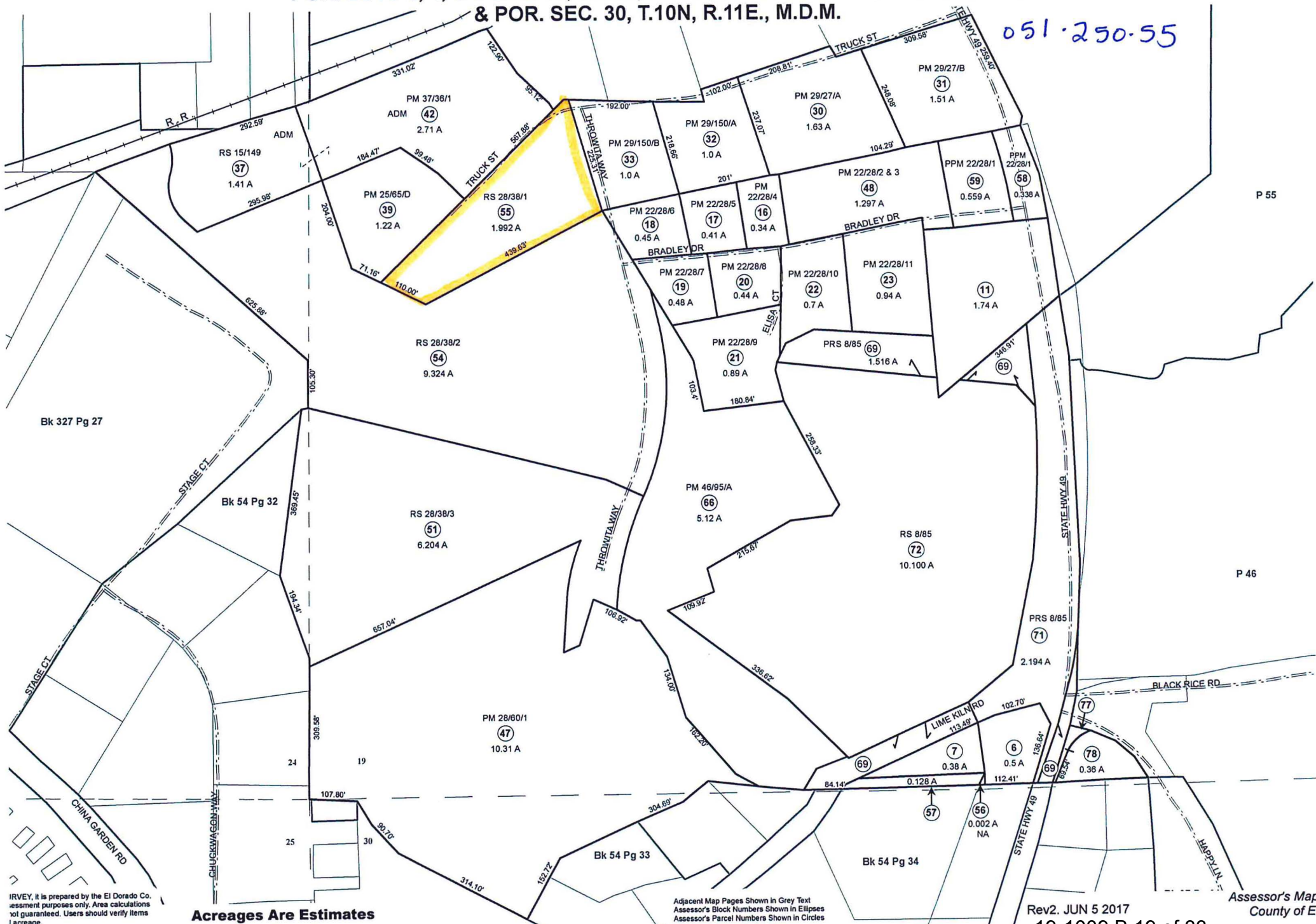
Acreages Are Estimates

Bender Rosenthal, Inc.

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Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

POR. LOTS 3, 4, & 5 SEC. 19, T.10N., R.11E., & POR. SEC. 24, T.10N., R.10E.,
& POR. SEC. 30, T.10N., R.11E., M.D.M.

051-250-55



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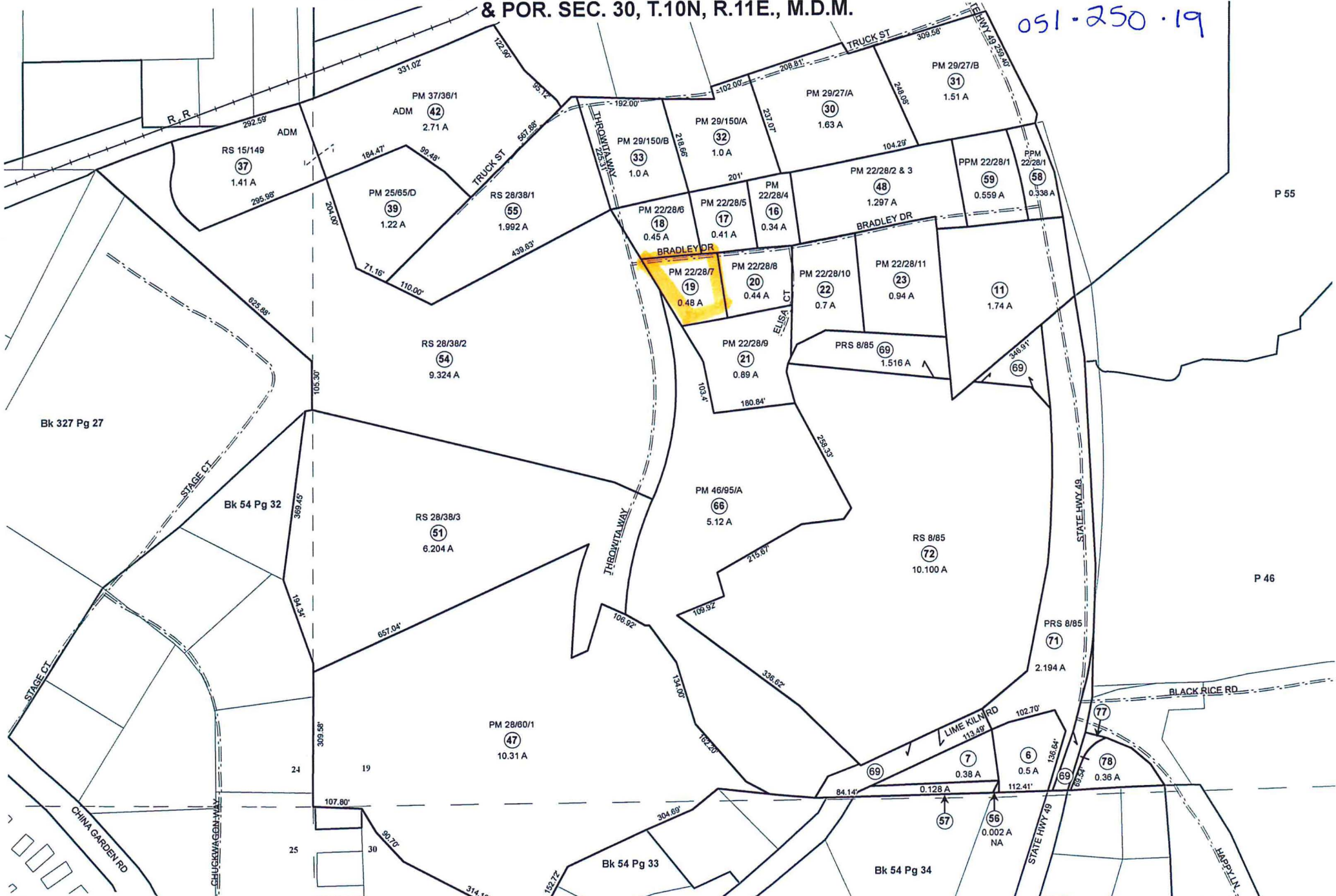
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Assessor's Parcel Numbers Shown in Circles

Rev2. JUN 5 2017
19-1009 B.19 of 33
Task Order #461-S1711-01
Attachment A

Assessor's Map
County of E

POR. LOTS 3, 4, & 5 SEC. 19, T.10N., R.11E., & POR. SEC. 24, T.10N., R.10E.,
& POR. SEC. 30, T.10N, R.11E., M.D.M.

051-250-19



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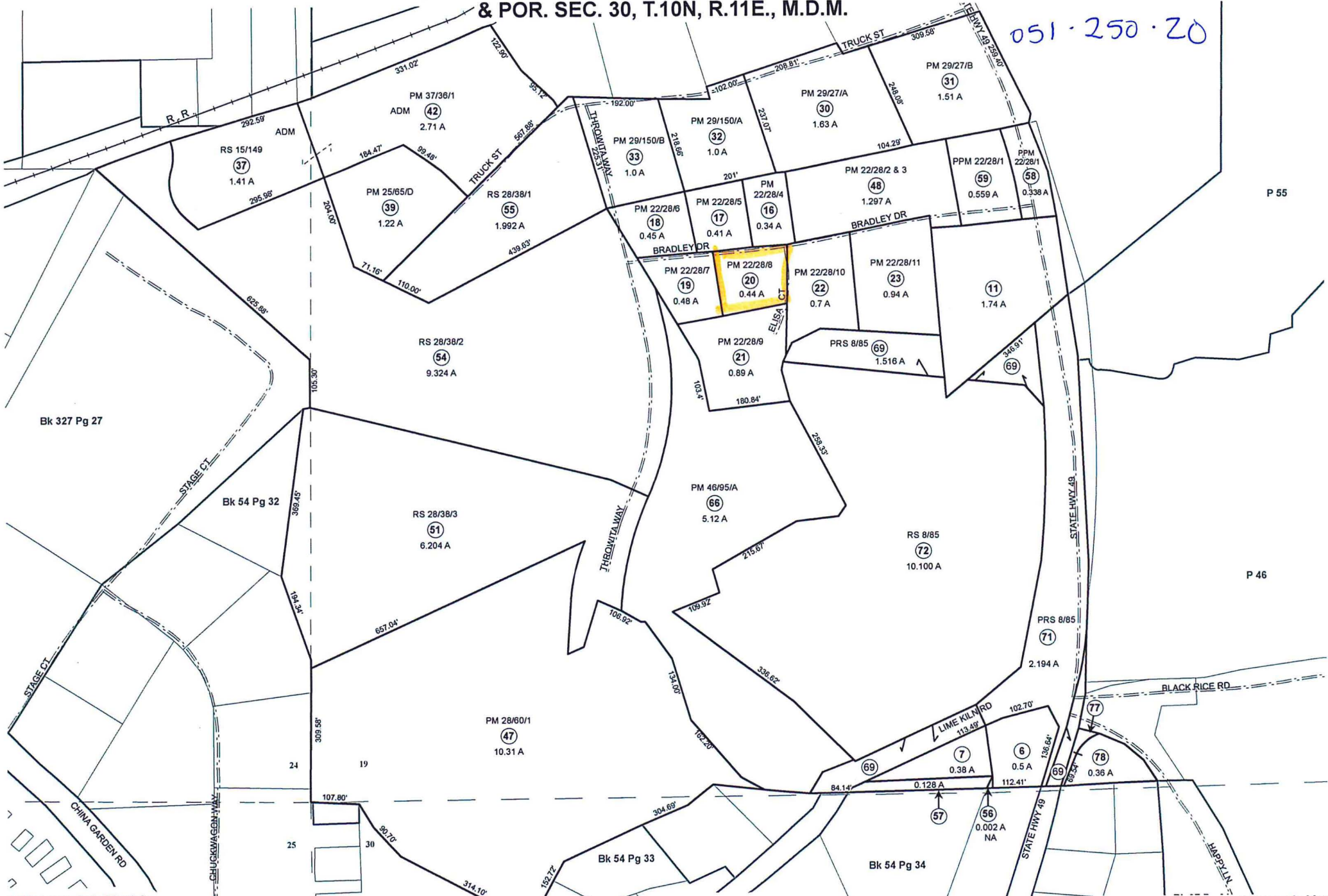
Acreages Are Estimates

Bender Rosenthal, Inc.

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051-250-20



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19-1009 B 21 of 33

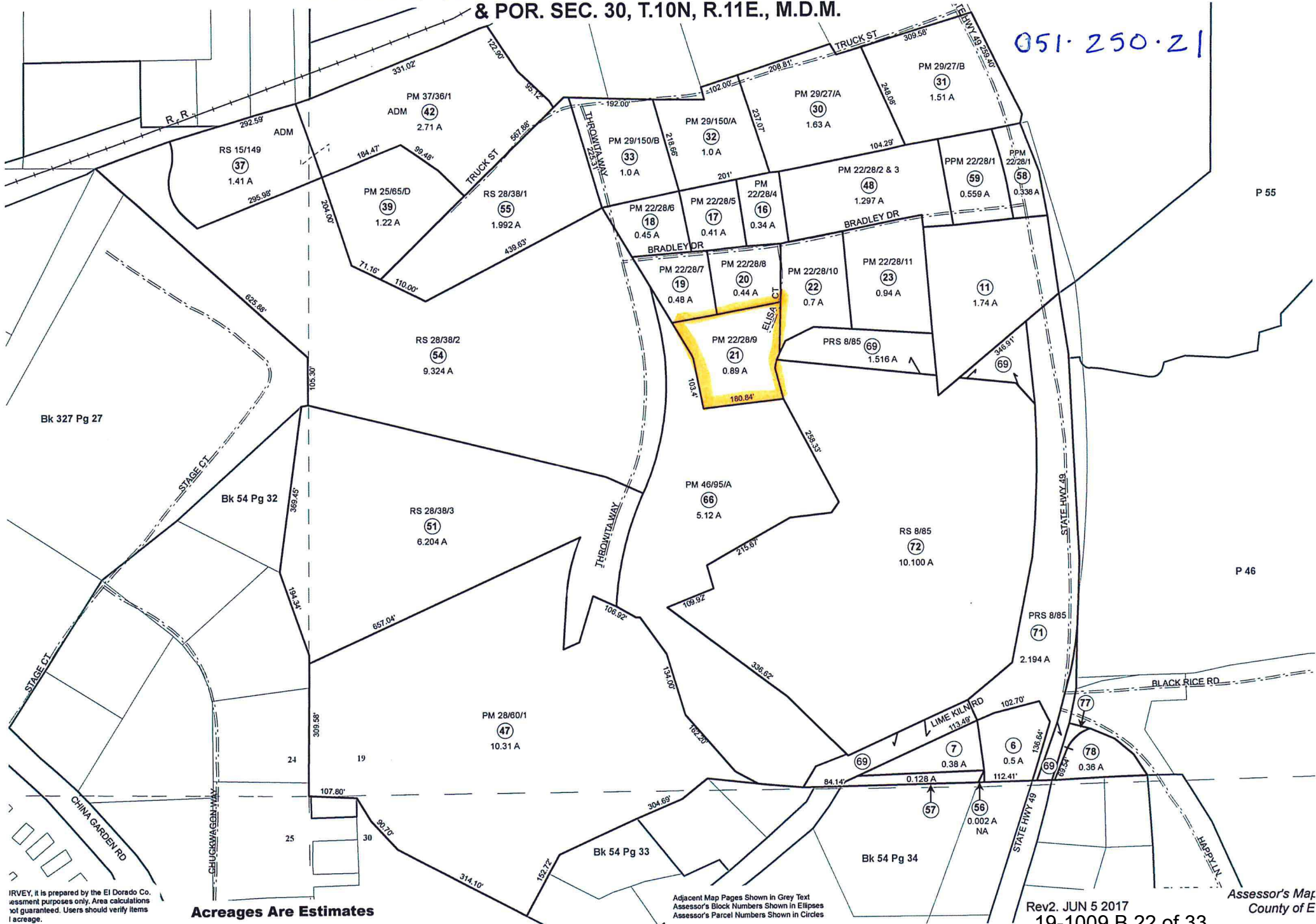
Task Order #46T-S1711-01

Attachment A

Assessor's Map
County of E.

POR. LOTS 3, 4, & 5 SEC. 19, T.10N., R.11E., & POR. SEC. 24, T.10N., R.10E.,
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051-250-21



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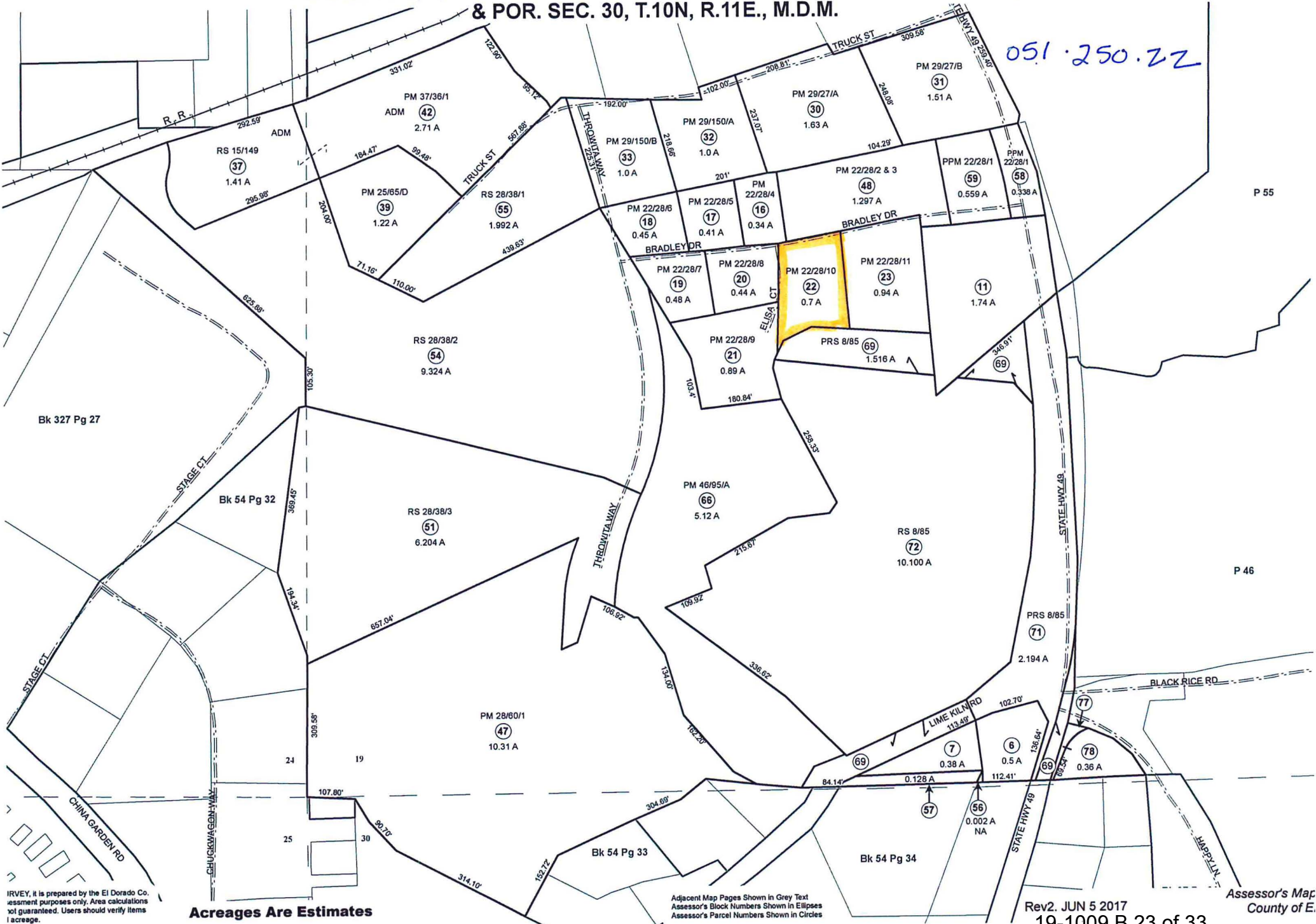
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POR. LOTS 3, 4, & 5 SEC. 19, T.10N., R.11E., & POR. SEC. 24, T.10N., R.10E.,
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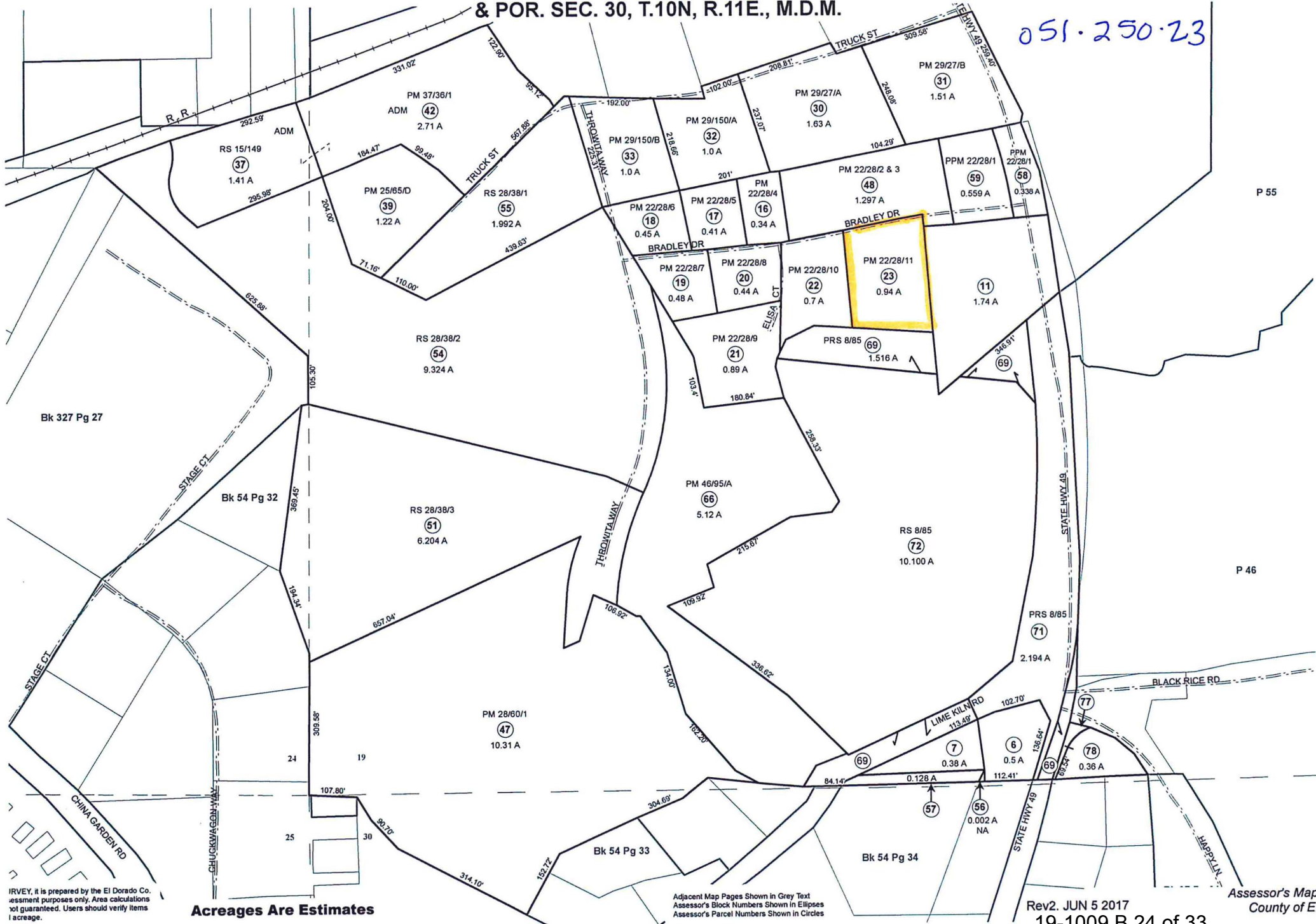
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Bender Rosenthal, Inc.

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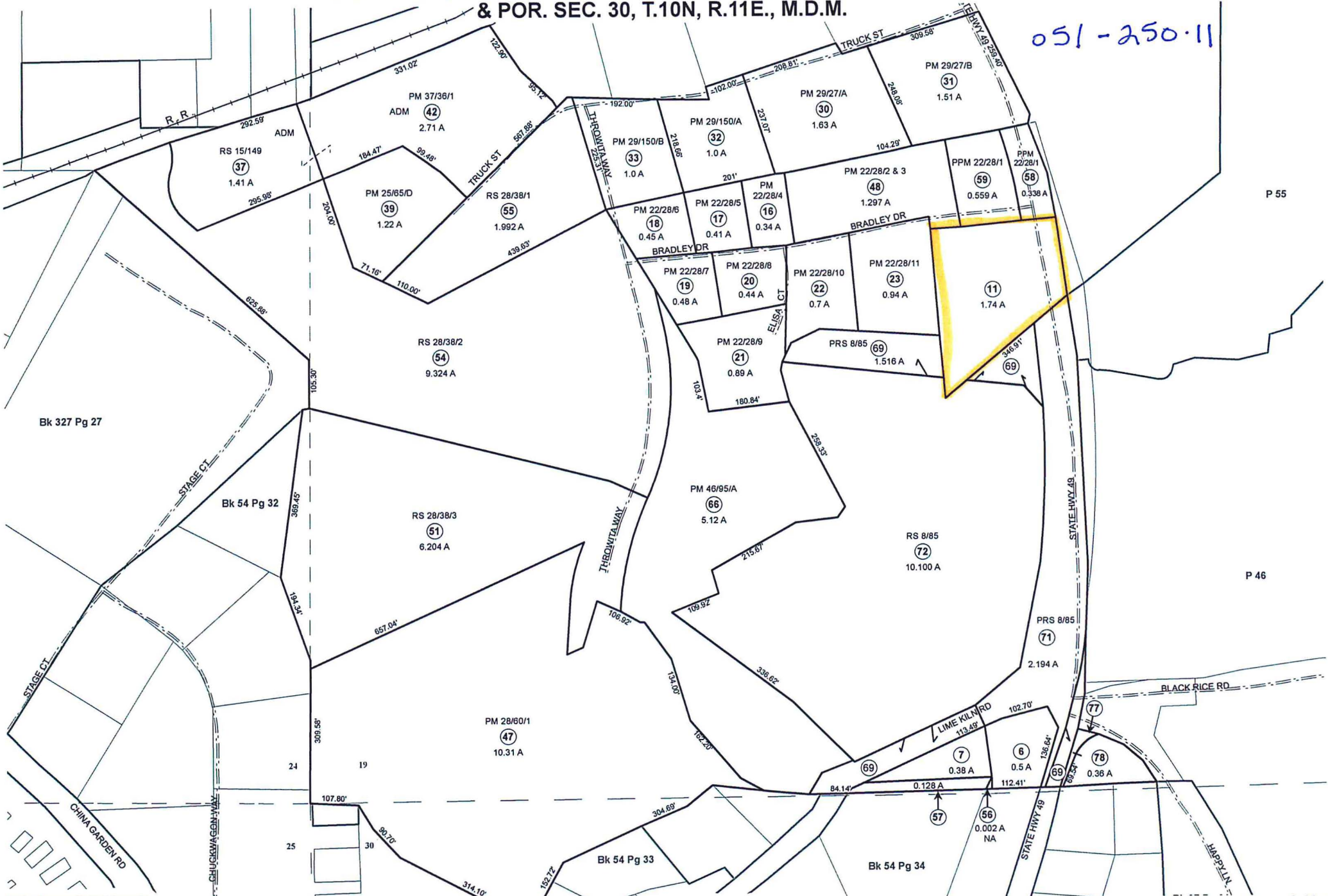
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& POR. SEC. 30, T.10N, R.11E., M.D.M.

051-250-11



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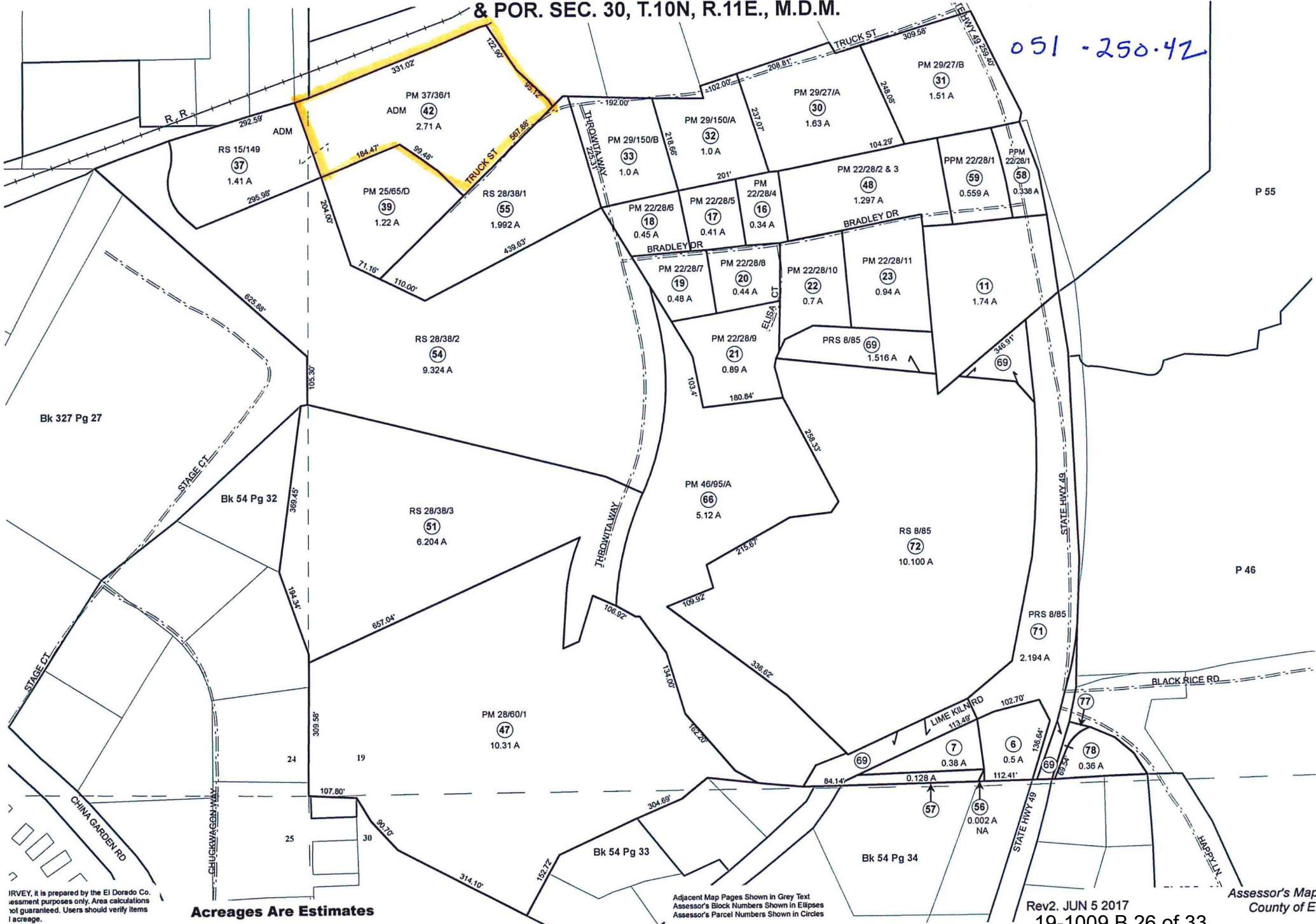
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051-250-42



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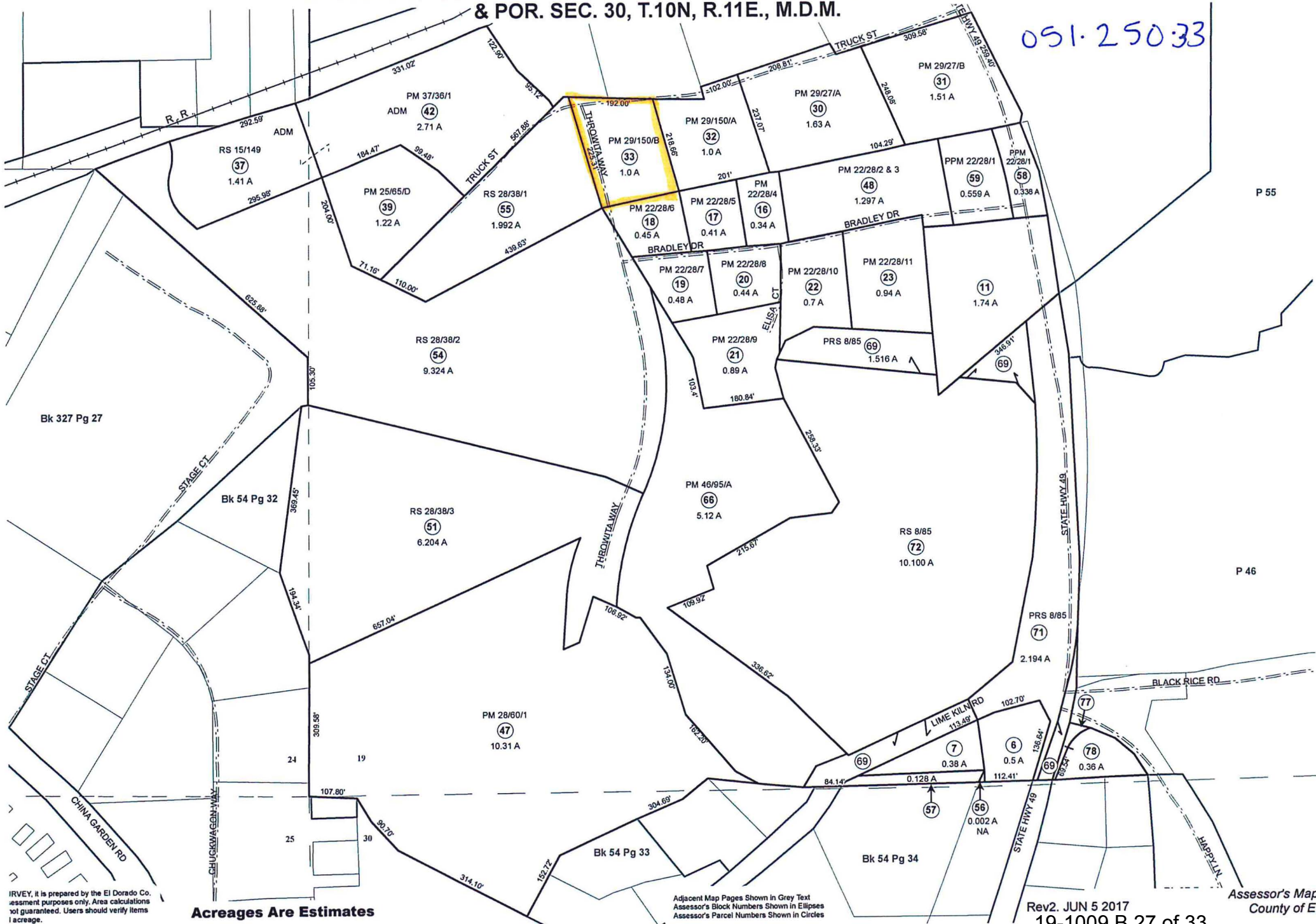
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051-25033



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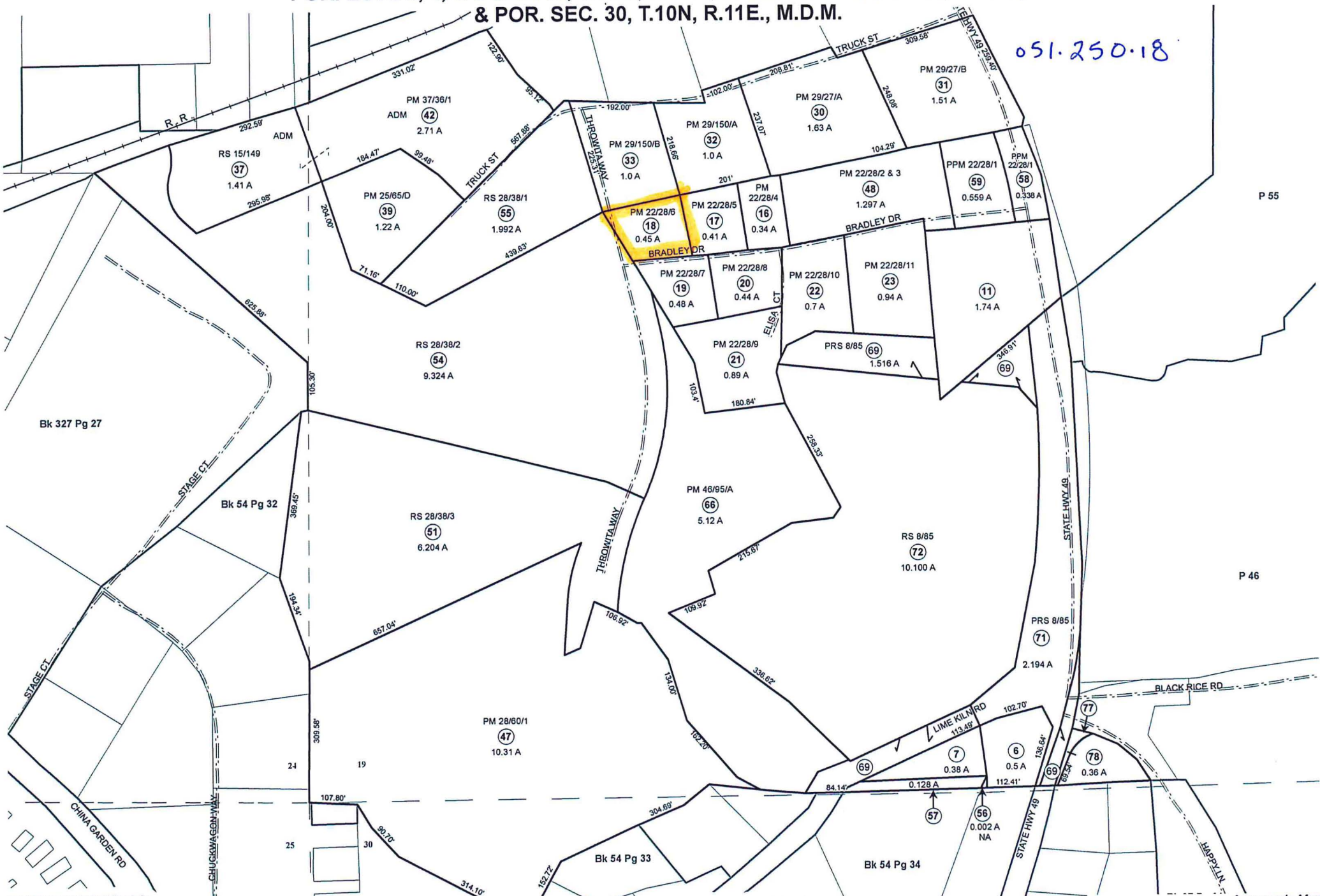
Acreages Are Estimates

Bender Rosenthal, Inc.

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POR. LOTS 3, 4, & 5 SEC. 19, T.10N., R.11E., & POR. SEC. 24, T.10N., R.10E.,
& POR. SEC. 30, T.10N, R.11E., M.D.M.

051-250-18



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Acreages Are Estimates

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Rev2. JUN 5 2017

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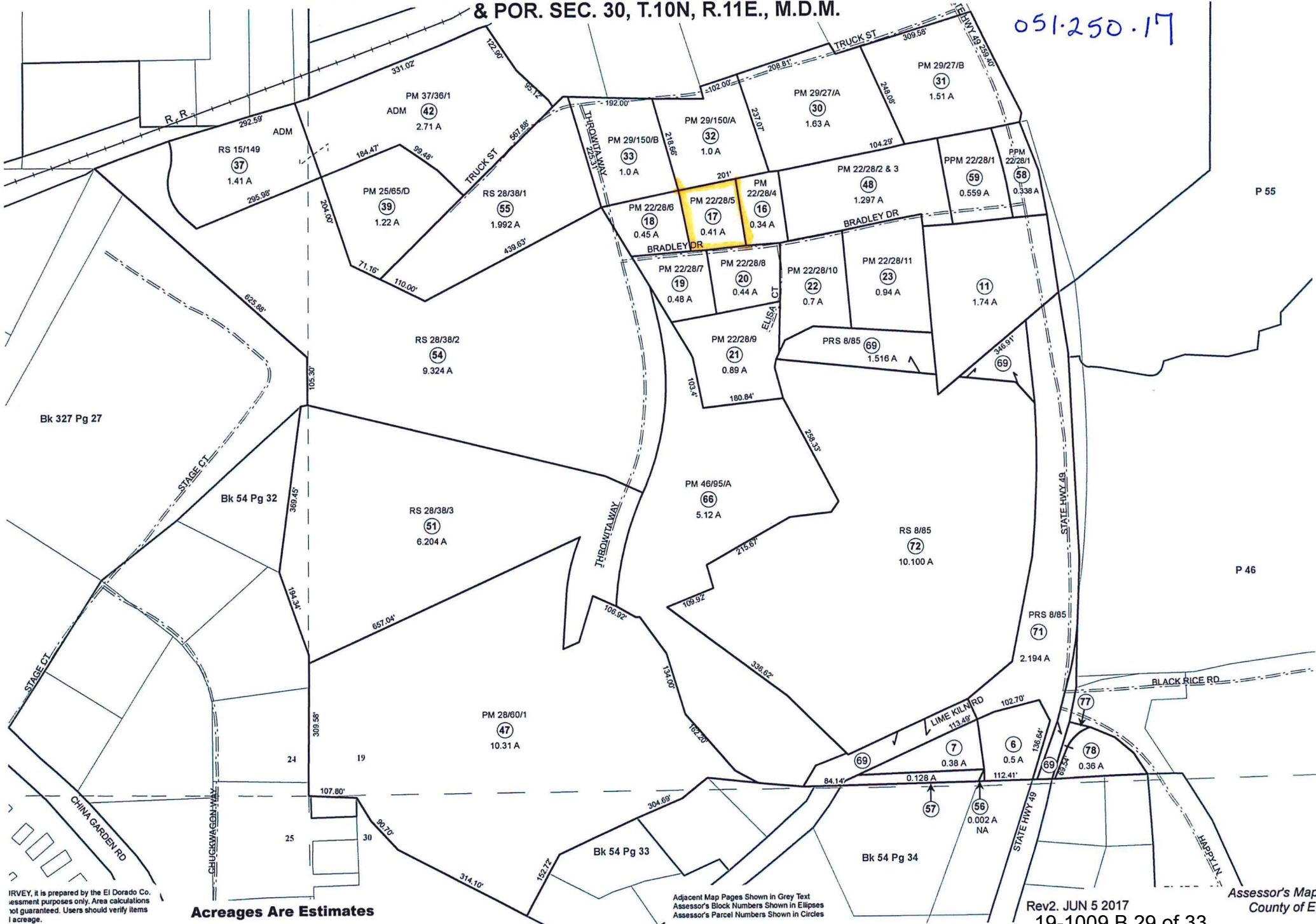
Task Order #46T-S1711-01

Attachment A

Assessor's Map
County of E.

POR. LOTS 3, 4, & 5 SEC. 19, T.10N., R.11E., & POR. SEC. 24, T.10N., R.10E.,
& POR. SEC. 30, T.10N., R.11E., M.D.M.

051-250-17



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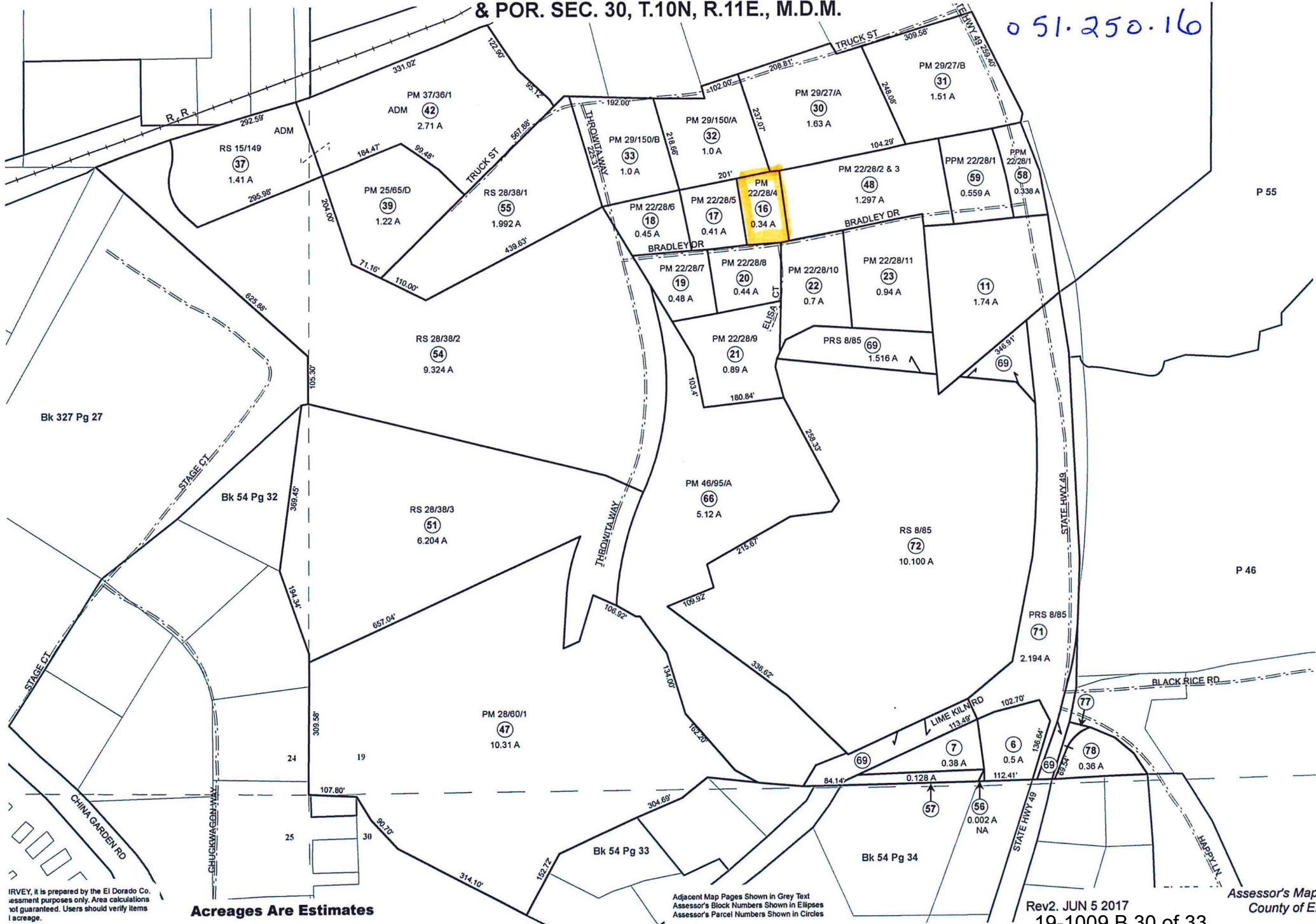
Acreages Are Estimates

Bender Rosenthal, Inc.

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POR. LOTS 3, 4, & 5 SEC. 19, T.10N., R.11E., & POR. SEC. 24, T.10N., R.10E.,
& POR. SEC. 30, T.10N., R.11E., M.D.M.

051-250-16



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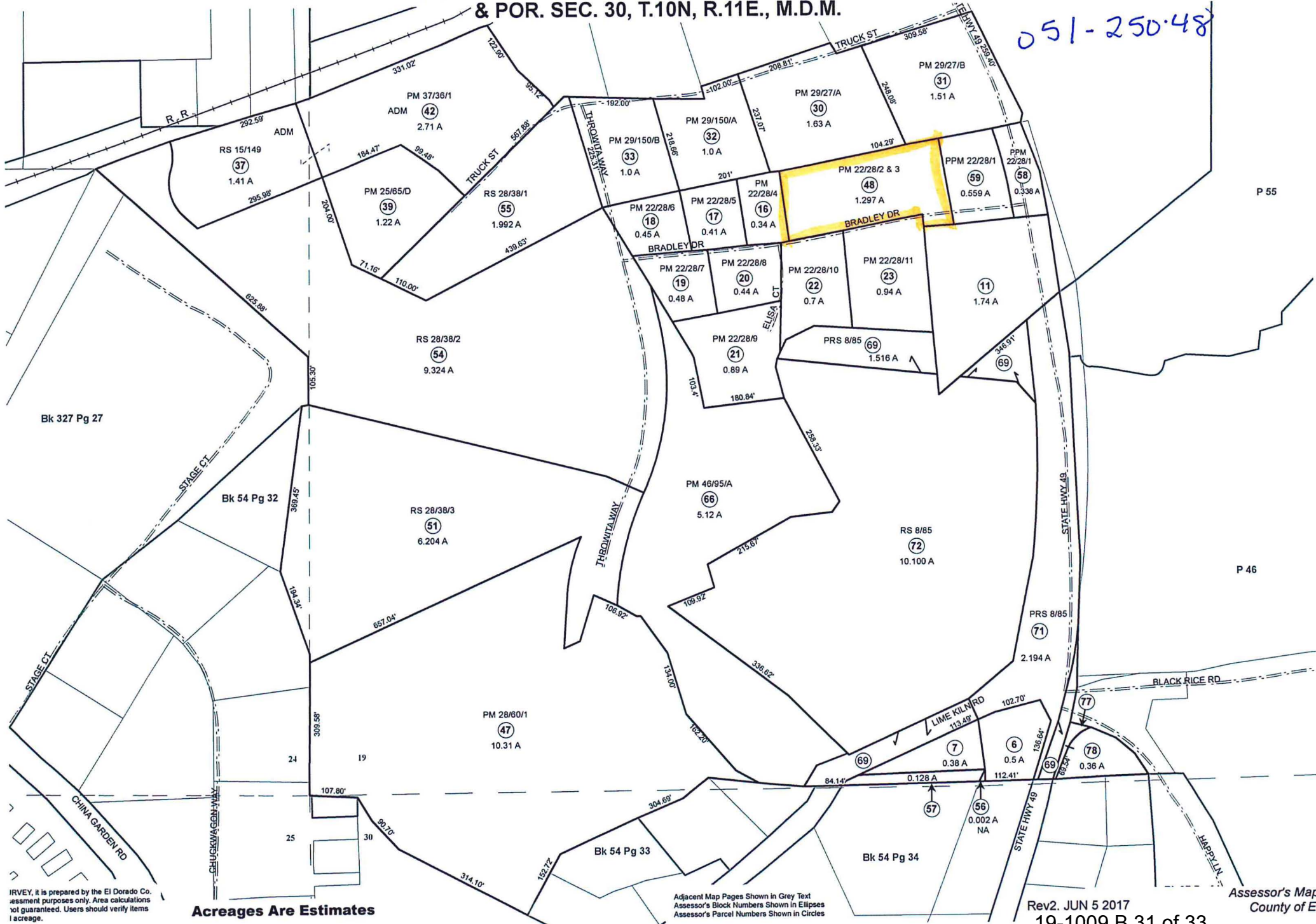
Acreages Are Estimates

Bender Rosenthal, Inc.

Adjacent Map Pages Shown in Grey Text
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Assessor's Parcel Numbers Shown in Circles

POR. LOTS 3, 4, & 5 SEC. 19, T.10N., R.11E., & POR. SEC. 24, T.10N., R.10E.,
& POR. SEC. 30, T.10N., R.11E., M.D.M.

051-25048



IRVEY, it is prepared by the El Dorado Co. assessment purposes only. Area calculations not guaranteed. Users should verify items & acreage.

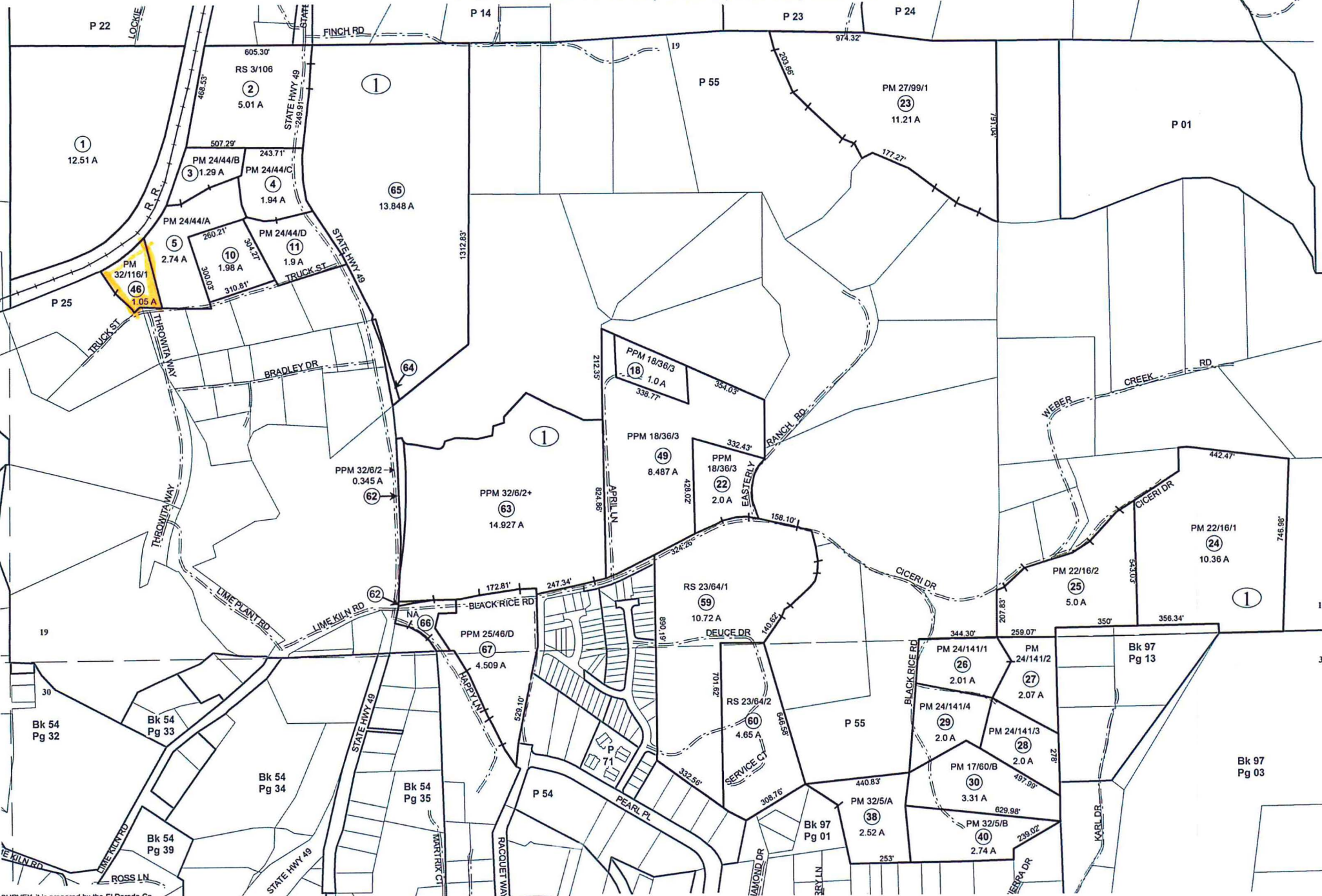
Acreages Are Estimates

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POR. SECS. 19 & 30, T.10N., R.11E., M.D.M.

051-461-46



Acreages Are Estimates

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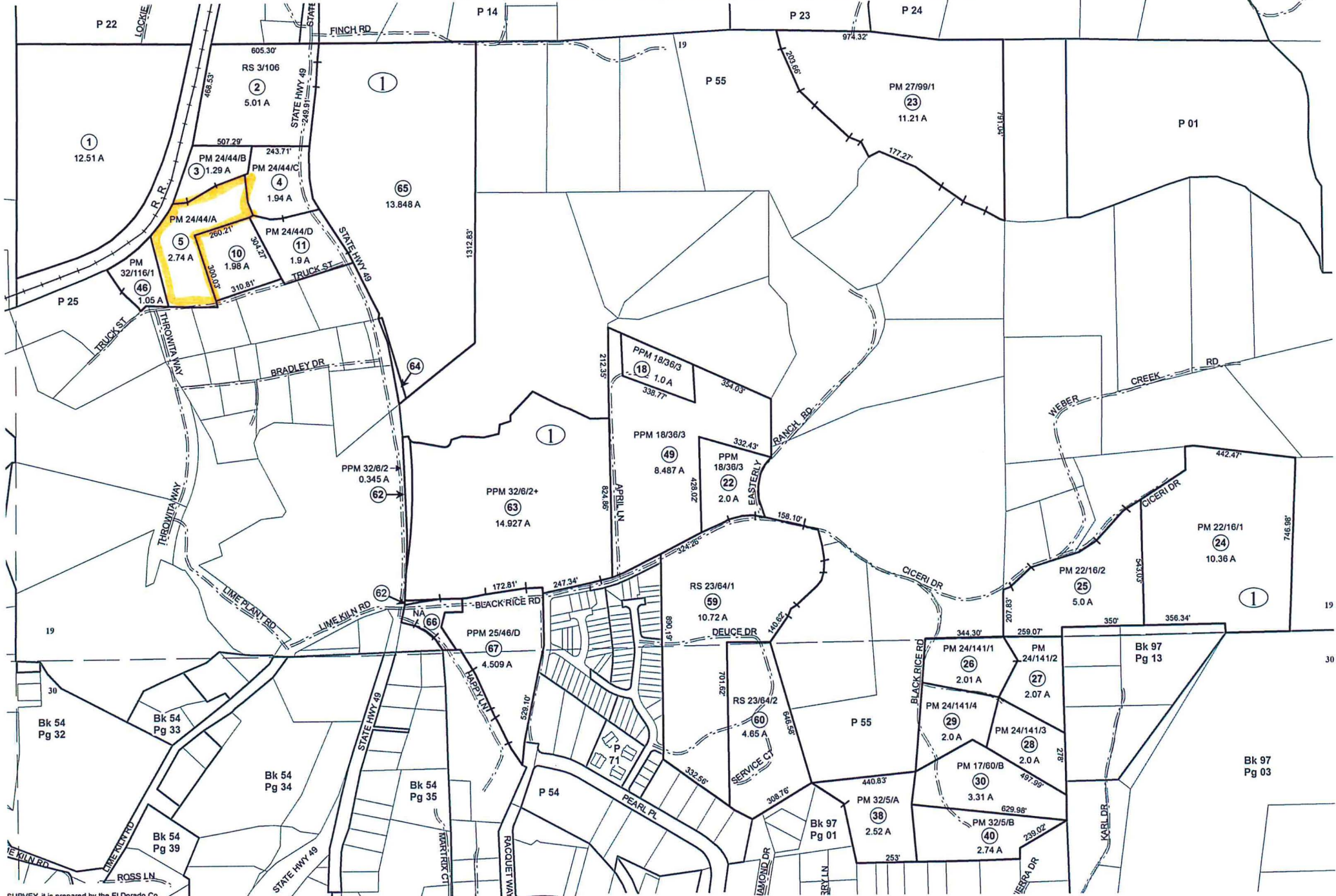
Assessor's Map
County of E.

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POR. SECS. 19 & 30, T.10N., R.11E., M.D.M.

051-461-05



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Acreages Are Estimates

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Assessor's Map
County of E.