



AGENDA REPORT

Meeting Date: February 5, 2008
Item Number: F-9
To: Honorable Mayor & City Council
From: Donna Jerex, Senior Planner
Subject: AMENDMENT NO. 1 TO AN AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND IMPACT SCIENCES, INC. FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR 9876 WILSHIRE BOULEVARD (THE BEVERLY HILTON OASIS)

Attachments: 1. AMENDMENT NO. 1 TO AGREEMENT

RECOMMENDATION

Staff recommends that the City Council approve Amendment No. 1 between the City and Impact Sciences Inc. (ISI) for the preparation of an Environmental Impact Report for the proposed Beverly Hilton Revitalization project.

BACKGROUND/DISCUSSION

On August 1, 2006, the City Council approved an agreement with Impact Sciences, Inc. for a development project located at 9876 Wilshire Boulevard (The Beverly Hilton site). This site is part of a triangular-shaped parcel located just west of the intersection of Wilshire and Santa Monica Boulevards. The parcel is currently characterized by three distinct developments: the Robinsons-May site, the Hilton Hotel, and the Unocal gas station (see map on next page). The site is currently zoned commercial (C-3) which allows 2:1 floor area ratio (FAR), three stories, and a height of 45 feet.

Project Description

The property owner/developer has submitted a request for a General Plan Amendment, Specific Plan and other applications to allow zoning for a mix of commercial and residential uses, heights

in excess of 45 feet, and density exceeding a 2:1 FAR. A proper environmental assessment of the proposed project warrants the preparation of an EIR. A summary of the proposed uses is provided on the following page.

The proposal involves a major renovation of the 9-acre portion of the parcel located on the east side of Merv Griffin Way (the private street that bisects this parcel). The underlying goal of the project is to improve the aesthetics and functionality of the site through new hotel and residential buildings, landscaped spaces, and improved conference facilities. A significant amount of paving would be removed and replaced with garden areas. Upgraded services consistent with luxury hotels would also be available to the residential property owners on the site.

Many of the existing structures, including the parking structure at the corner of Santa Monica Boulevard and Merv Griffin Way, the ancillary hotel buildings (181-room Oasis Court and 36 Lanai rooms), Trader Vic's restaurant, and some of the existing office and retail space would be removed. These structures would be replaced by two new hotel buildings along the Wilshire frontage; two new condominium buildings along Merv Griffin Way, a new luxury condominium hotel near the intersection of Santa Monica and Wilshire Boulevards (currently Trader Vic's); and subterranean parking. A new street is proposed for access to this new hotel.

The project is still undergoing review by the Planning Commission. Changes in overall height, a re-configuration of the buildings, and the composition of hotel and condominiums are the major issues of concern to the Commission. The original project submittal included the following elements:

**The Beverly Hilton Oasis Proposal
Summary of Major Uses**

<i>Existing Conditions</i>	<i>Proposed Development</i>	<i>Change from Current Conditions</i>
<i>Hotel and Luxury Condo Hotel Uses</i>		
<p><i>Total: 569 Rooms</i></p> <ul style="list-style-type: none"> • <i>352 units in Wilshire Tower to remain (8 stories, approx 100'-height)</i> • <i>181 Rooms – Oasis Court (proposed for demolition)</i> • <i>36 Lanai Rooms (proposed for demolition)</i> 	<p><i>Total: 448 Hotel Rooms</i></p> <p style="text-align: center;"><i>104 Condo Hotel Units (described below)</i></p> <p><u><i>Hotel Rooms</i></u></p> <ul style="list-style-type: none"> • <i>352 rooms in Wilshire Tower</i> • <i>96 rooms total in 2 new buildings along Wilshire Frontage. Each building approximately 45' high, 3 stories</i> <p><u><i>Condo Hotel Units</i></u></p> <p><i>104 Condo Hotel Units</i> <i>A luxury condo hotel building is proposed near the near the SM/Wilshire Intersection</i></p>	<p><i>- 121 Hotel Rooms</i></p> <p><i>+ up to 75 Condo Hotel Rooms depending on availability</i></p>

Condominium Units		
<i>None</i>	<i>96 units in 2 buildings at Merv Griffin Way Each building would be approx. 150' high, 13 stories</i>	<i>+96 new residential units</i>
Hotel Retail		
<i>12,810 s.f.</i>	<i>17,810 s.f.</i>	<i>+5,000 s.f.</i>
Hotel Restaurant		
<i>20,523</i>	<i>25,523</i>	<i>+5,000 s.f.</i>
Parking		
<i>818 spaces</i>	<i>1,422 spaces</i>	<i>+604 spaces (Over 100 excess spaces proposed)</i>
Open Space		
<i>33% of Lot Area</i>	<i>50% of Lot Area</i>	<i>+17% open area</i>

DISCUSSION

To date, the Planning Commission has held eight public hearings on the project. Through this public hearing process, ISI incurred substantial additional costs for out-of-scope tasks outlined in the attached contract which include:

Task 1. Draft EIR

- Additional traffic study required to evaluate events at the Hilton and circulation/parking at off-site restaurants and luxury condominiums.
- Closure of Trader Vic's restaurant and the need for related additional analysis by Jones & Stokes and Impact Sciences.
- The need to prepare additional greenhouse gas emission analysis for inclusion in the Air Quality section.

Task 2. Recirculated Draft EIR

- EIR sections were recirculated to reflect different baseline traffic counts, for consistency with the 231-265 North Beverly Drive Project Draft EIR (William Morris project) under preparation by the City.

Task 3. Planning Commission Hearings 1-5 and Additional Analysis

- Evaluation of two new Alternatives as directed by the Planning Commission
- Preparation of reports summarizing the cumulative impacts analysis for the Hilton project and the 9900 Wilshire project. Preparation of a report summarizing construction phasing for the project in combination with the 9900 Wilshire project.
- Preparation of reports containing written responses to Planning Commission questions and requests for clarification or additional information, and preparation of boards for presentation at hearings.

- Preparation of new shade/shadow diagrams and analysis for each of the seven Alternatives as well as a combined 9900 Wilshire/Hilton shade/shadow diagrams and associated analysis.
- Preparation of new visual simulations, a fly-over animation, and bound booklets, including five new vantage points, for the proposed project and each of the Alternatives. This also necessitated the creation of digital 3D models of the project site and immediate surroundings.
- Responses to Planning Commission requests for additional information tasks necessitated coordination with the City and the traffic and visual simulation subconsultants; review of hearing videos posted on the City website and tabular summarization of Planning Commission requests for City review and approval; and preparation for presentations at hearings.

Task 4. Responses to Draft EIR Comments

Impact Sciences and its team are preparing responses to over 500 written and oral comments submitted during *and following the close of* public review periods for the Draft EIR and Recirculated Draft EIR. To manage this task and facilitate City and City Attorney review of responses, Impact Sciences has created a comprehensive list of all the commentors and a tabular summary of all comment letters and comments raised, organized by environmental topic, and has assembled bound booklets of bracketed comment letters.

Task 5. Planning Commission Hearings 6-9

The cost scope includes projected hours for up to four additional Planning Commission hearings held after November 8, 2007 and that require Impact Sciences' input, presence or presentations, or responses to Planning Commission questions and requests for additional information.

Task 6. City Council Hearings 1-4

Preparation for, and attendance at, up to four City Council hearings that require Impact Sciences' input, presence or presentations, or responses to Council questions and requests for additional information.

Task 7. Final EIR

This task encompasses preparation of the Final EIR.

Task 8. Project Management

The cost scope itemizes Project Management costs **already incurred** between May 2007 (when the original task ceiling was first exceeded by Impact Sciences) and the present, as well as expected costs through project completion.

Costs for Original Contract and Amendment Request

The original contract cost and breakdown of unspent funds, new task costs, and the total revised EIR cost is provided in the table below. Staff has requested an additional \$10,000 contingency over and above the \$809,061 contract cost for a total contract amount of \$819,061. Any unspent funds will be returned to the applicant upon completion of the City's review of the project.

Costs for Original Contract and Amendment Request

Original Basic Contract Value	Contingency	Total Original Contract Value	Unspent Funds Remaining in Total Contract Value	Amendment (Net Total)	Grand Total EIR Cost (Total Original Contract Value + Amendment, less rollover funds)
\$413,357	\$50,000	\$463,357	\$53,375	\$399,079	\$809,061

FISCAL IMPACT

Costs for the consultant's services are recovered from the developer; therefore there are no fiscal impacts to the City associated with this contract amendment.


Approved By

AMENDMENT NO. 1 TO AN AGREEMENT BETWEEN
THE CITY OF BEVERLY HILLS AND IMPACT
SCIENCES, INC. FOR THE PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT FOR 9876
WILSHIRE BOULEVARD (THE BEVERLY HILTON
OASIS)

NAME OF CONSULTANT:	Impact Sciences, Inc.
RESPONSIBLE PRINCIPAL OF CONSULTANT:	Susan Tebo
CONSULTANT'S ADDRESS:	803 Camarillo Springs Road, Suite A Camarillo, CA 93012
CITY'S ADDRESS:	City of Beverly Hills 455 N. Rexford Drive Beverly Hills, CA 90210 Attention: Donna Jerex, Senior Planner
COMMENCEMENT DATE:	August 2, 2006
TERMINATION DATE:	December 31, 2008
CONSIDERATION:	Not to exceed \$809,061 unless authorized under Section 8(b) and Section 10; total compensation not to exceed \$819,061.

AMENDMENT NO. 1 TO AN AGREEMENT BETWEEN
THE CITY OF BEVERLY HILLS AND IMPACT
SCIENCES, INC. FOR THE PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT FOR 9876
WILSHIRE BOULEVARD (THE BEVERLY HILTON
OASIS)

This Amendment No. 1 is to that certain Agreement, dated August 1, 2006, and identified as Contract No. 282-06 (the "Agreement"), a copy of which is on file in the office of the City Clerk, between the City of Beverly Hills, a municipal corporation (hereinafter called "CITY"), and Impact Sciences, Inc., a corporation (hereinafter called "CONSULTANT") for the preparation of an Environmental Impact Report ("EIR") for 9876 Wilshire Boulevard (The Beverly Hilton Oasis).

RECITALS

A. CITY entered into a written Agreement, dated August 1, 2006, for the preparation of an EIR for 9876 Wilshire Boulevard (The Beverly Hilton Oasis).

B. CITY desires to amend the Termination Date of the Agreement, to revise the Scope of Work and increase the Consideration due to additional work required and delays in the process.

NOW, THEREFORE, the parties hereto do amend the Agreement as follows:

Section 1. The Termination Date shall be amended as set forth above.

Section 2. The Consideration is hereby amended as set forth above.

Section 3. Section 8 of the Agreement, entitled "COMPENSATION" shall be amended to read as follows:

“8. COMPENSATION.

(a) CITY shall pay CONSULTANT an amount not to exceed Eight Hundred Nine Thousand Sixty-One Dollars (\$809,061) for the satisfactory performance of services based on the fee set forth in Exhibit A. Payment shall be made as specified in Section 9 of this Agreement.

(b) CITY shall pay CONSULTANT for attendance at additional hearings, meetings, and presentations as described in Section 7 of this Agreement, and for additional services described in Section 10 of this Agreement, an amount not to exceed Ten Thousand Dollars (\$10,000) based on the hourly rates set forth in Exhibit A, and for actual expenses reasonably incurred in the performance of this Agreement and approved by CITY.

(c) The total compensation paid by CITY to CONSULTANT shall not exceed Eight Hundred Nineteen Thousand Sixty-One Dollars (\$819,061).”

Section 4. Section 9 of the Agreement, entitled ‘METHOD OF PAYMENT’ shall be amended to read as follows:

“9. METHOD OF PAYMENT.

Payment shall be made as specified in this Section for satisfactory completion of work under the following phases. Such payment shall be made within thirty (30) days after receipt of invoices detailing the tasks performed, hours expended in accordance with the rates specified under Exhibit A, and, where applicable, the percentage of the phases set forth below completed under the term of the invoice.

(a) Three Hundred Eighty-Three Thousand Six Hundred Forty-Nine Dollars (\$383,649) for conduct of the public scoping meeting, submittal of technical reports, administrative drafts, Draft EIRs, and recirculated Draft EIRs to CITY.

(b) One Hundred Thousand Six Hundred Eight Dollars (\$140,608) for preparation of reports, analysis, presentation materials, and attendance at up to three (3) Planning Commission meetings.

(c) Eighty-Six Thousand Sixteen Dollars (\$86,016) for preparation of reports, analysis, presentation materials, and attendance at up to two (2) Planning Commission meetings beyond those specified under paragraph (b) above.

(d) Seventy-Two Thousand Four Hundred Dollars (\$72,400) for preparation of reports, analysis, presentation materials, and attendance at up to four (4) Planning Commission meetings beyond those specified under paragraphs (b) and (c) above.

(e) Fifty-Eight Thousand Twenty Dollars (\$58,020) for preparation of Responses to Comments on the Draft EIRs.

(f) Eighteen Thousand Seventy Dollars (\$18,070) for preparation of reports, analysis, presentation materials, and attendance at up to four (4) City Council meetings.

(g) Twenty-Two Thousand Three Hundred Fifteen Dollars (\$22,315) for preparation of Final EIRs.

(h) Twenty-Seven Thousand Nine Hundred Eighty-Three Dollars (\$27,983) for Project Management.

(i) Not more than Ten Thousand Dollars (\$10,000) for direct expenses, miscellaneous expenses, additional meeting attendance, and other costs not specified under Paragraphs (a) through (h) above, pursuant to Section 10 of this agreement.

(j) Invoices shall not exceed the amounts specified for the work phases described under Paragraphs (a) through (i) unless the Project Manager declares in writing that all work under this agreement can and will be completed under the fee specified in Section 8.”

Section 5. Attachment I, Additional Scope of Services, is hereby added to Exhibit A, Scope of Services.

Section 6. Except as expressly amended herein, the Agreement shall remain in full force and effect.

EXECUTED this ____ day of _____, 200_ at Beverly Hills, California.

CITY OF BEVERLY HILLS
A Municipal Corporation

JIMMY DELSHAD
Mayor of the City of Beverly Hills,
California

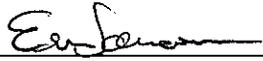
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ATTEST:

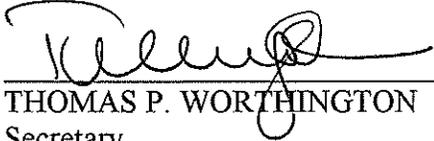
_____(SEAL)

BYRON POPE
City Clerk

CONSULTANT: IMPACT
SCIENCES, INC.

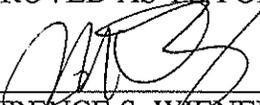


ERIC SAKOWICZ
Chief Executive Officer



THOMAS P. WORTHINGTON
Secretary

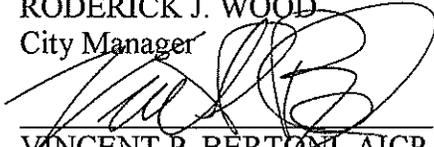
APPROVED AS TO FORM:



LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT

RODERICK J. WOOD
City Manager



VINCENT P. BERTONI, AICP
Director of Community
Development



KARL KIRKMAN
Risk Manager

ATTACHMENT NO. 1

BEVERLY HILTON REVITALIZATION PLAN

REQUEST FOR AMENDMENT

TECHNICAL SCOPE OF WORK

JANUARY 9, 2008

Task 1. Draft EIR

This task is itemized in the cost scope to show the out-of-scope costs incurred during preparation of the Administrative Draft EIR (through May/June 2007) and the Public Draft EIR (May/June through August 2007).

The project schedule contained in Impact Sciences' original proposal of May 2006 estimated, based on the City's anticipated schedule, that the EIR would be ready for consideration by the City Council in February 2007. Accordingly, the Administrative Draft EIR was originally anticipated to be completed by September 29, 2006, whereas that task actually extended until May/June 2007, an increase of between 9 and 10 months. Delays were due, but not limited, to the following:

- The Applicant's redesign of the project in December 2006 and January 2007 (incorporating for-sale condominiums into the Waldorf Astoria and reconfiguration of site design).
- Delays in finalizing significance thresholds to be used and, in some instances, methodologies.
- Additional traffic study required to evaluate events at the Hilton and circulation/parking at off-site restaurants and luxury condominiums.
- Closure of Trader Vic's restaurant and the need for related additional analysis by Jones & Stokes and Impact Sciences.
- Jones and Stokes' survey and evaluation of potentially historic streetlamps on Wilshire and Santa Monica Boulevards.
- Delays in receipt of information from the Applicant (revised site plans, construction phasing, etc.).
- The need to prepare additional greenhouse gas emission analysis for inclusion in the Air Quality section.
- The requirement for VisionScape to add two new simulation vantagepoints and revise all simulations with mass modeled (less detailed) buildings and landscaping.

- The need to coordinate analysis, reviews, and overall schedule with the 9900 Wilshire project.
- Other project changes and events beyond Impact Sciences' control. The Public Draft EIR, originally expected to be completed in mid-November 2006, was completed in August 2007, a delay of approximately nine months. Delays and out-of-scope work were due in part to delayed review of draft work products by the City and City Attorney (owing in part to the large number of EIRs being processed simultaneously); the need to ensure consistency between the Hilton and 9900 Wilshire EIRs; and the unanticipated need to coordinate thresholds and methodologies with the 231-265 North Beverly Drive Project Draft EIR (William Morris project), which necessitated coordination and revision of EIR sections and portions of the traffic study.

Task 2. Recirculated Draft EIR

In September 2007, following initial circulation for public review of the Draft EIR, the City of Beverly Hills instructed Impact Sciences and its project team to revise affected EIR sections for recirculation, to reflect different baseline traffic counts, for consistency with the 231-265 North Beverly Drive Project Draft EIR (William Morris project) then under preparation by the City. Accordingly, Fehr & Peers revised the traffic study and Impact Sciences revised the EIR Air Quality, Noise and Traffic sections and prepared an Introduction summarizing the reason for recirculation and the new impact findings.

Impact Sciences produced 60 hard copies of the Recirculated Draft EIR for the City and provided CDs for posting on the City website and for printing. Impact Sciences also prepared and submitted the required NOC and accompanying materials to the State Clearinghouse, mailed the NOA to public agencies and homeowners groups, and filed the NOA with the County Clerk.

Following submittal of the Recirculated Draft EIR to the State Clearinghouse, Impact Sciences sought a shortened review period for the Recirculated Draft EIR from the Clearinghouse at the City's request. The shortened review period was approved and Impact Sciences prepared and mailed revised NOAs to public agencies and homeowners groups and filed the revised NOA with the County Clerk.

Impact Sciences then presented the findings of the Recirculated Draft EIR to the Planning Commission at the November 1, 2007 hearing.

Task 3. Planning Commission Hearings 1-5 and Additional Analysis

Impact Sciences has attended five Planning Commission Hearings to date for this project: August 22, September 10, October 3, November 1, and a joint Hilton/9900 Wilshire hearing on November 8. During the hearings, the Planning Commission requested the following additional analysis, all of which constitutes out-of-scope work for the EIR team (further detail is contained in the subconsultant scopes of work and cost estimates):

- Evaluation of two new Alternatives: Alternative 6, Reduced Building Heights & Elimination of Condos at the Waldorf-Astoria, and Alternative 7, Additional Parking Level. (*Impact Sciences, Fehr & Peers*)
- Preparation of a report summarizing and comparing all the Alternatives evaluated for the project.
- Preparation of a report summarizing the cumulative impacts analysis for the Hilton project and the 9900 Wilshire project under two scenarios: the 9900 project as proposed and the 9900 Wilshire project Alternative 5A. (*Impact Sciences*)
- Preparation of a report summarizing construction phasing for the project in combination with the 9900 Wilshire project. (*Impact Sciences*)
- Preparation of reports containing written responses to Planning Commission questions and requests for clarification or additional information (*Impact Sciences, Fehr & Peers*).
- Preparation of boards for presentation at hearings. (*Impact Sciences*)
- Preparation of graphics and boards related to traffic access and circulation. (*Impact Sciences, Fehr & Peers*)
- Preparation of new shade/shadow diagrams and analysis for each of the seven Alternatives as well as a combined 9900 Wilshire/Hilton shade/shadow diagrams and associated analysis. (*Impact Sciences*)
- Preparation of new visual simulations, including five new vantage points, for the proposed project and each of the Alternatives. (*Impact Sciences, VisionScape*)
- Production of bound color booklets of visual simulations of Hilton and 9900 Wilshire Alternative 5A (*Impact Sciences, VisionScape*)
- Preparation of a fly-over animation and seven drive-by animations from streets surrounding the project site and adjacent 9900 Wilshire project site. (*Impact Sciences, VisionScape*), which necessitated the creation of digital 3D models of the project site and immediate surroundings.
- Preparation of bound color booklet of animation stills (*VisionScape*)
- Additional analysis to determine potential project impacts on the adjacent El Rodeo School, including evaluating the current level of congestion at the school during specific times of day; identifying potential conflicts during the school's 2:00 PM to 4:00 PM pick-up/drop-off period; conducting additional pedestrian (student) counts along Whittier Drive, Merv Griffin Way, and other roadways adjacent to the project site. (*Impact Sciences, Fehr & Peers*)

ATTACHMENT 1, Page 3

- Additional analysis to determine whether the addition of a traffic signal at Santa Monica Boulevard/Merv Griffin Way would cause a significant impact on Whittier Drive based on the City's Residential Street Impact Criteria. (*Impact Sciences, Fehr & Peers*)
- Conducting review of the shared parking analysis prepared by the Applicant, including overall methodology, the input data, and the conclusions of the analysis. (*Impact Sciences, Fehr & Peers*)
- Telecons with City, Commission Chair Furie, and Commissioner Cole regarding traffic. (*Fehr & Peers*)
- Presentations of findings at hearings. (*Impact Sciences, Fehr & Peers & VisionScape*)
- Hard and/or electronic copies of all written and graphical work products for inclusion in Staff Report Appendices. (*Impact Sciences, Fehr & Peers & VisionScape*)

Responses to Planning Commission requests for additional information tasks necessitated coordination with the City and the traffic and visual simulation subconsultants; the review of hearing videos posted on the City website and tabular summarization of Planning Commission requests for City review and approval; preparation for presentations at hearings; and review and revision of Staff Reports, as needed and when requested by the City.

Task 4. Responses to Draft EIR Comments

Impact Sciences and its team is preparing responses to all written comments submitted during *and following the close of* public review periods for the Draft EIR and Recirculated Draft EIR, at the City's direction. Also at the City's direction, Impact Sciences and its team have documented and are preparing responses to all oral comments provided at Planning Commission hearings. As of this date, the City has transmitted 86 written comment letters and Impact Sciences has identified an additional 89 oral commentors, and an approximate total of 500 actual comments requiring responses. It is anticipated that some additional research by Fehr & Peers, Jones and Stokes, and Impact Sciences may be necessary as part of the response to comment effort.

To manage this task and facilitate City and City Attorney review of responses, Impact Sciences has created a comprehensive list of all the commentors and a tabular summary of all comment letters and comments raised, organized by environmental topic, and has assembled bound booklets of bracketed comment letters.

Task 5. Planning Commission Hearings 6-9

The cost scope includes projected hours for up to four additional Planning Commission hearings held after November 8, 2007 and that require Impact Sciences' input, presence

or presentations, or responses to Planning Commission questions and requests for additional information. The projected costs for this task may not be incurred in full, depending on the future number of hearings and level of effort required of Impact Sciences and its subconsultants.

Note: The costs included in this task are **estimated projections** of the labor and expenses that will be necessary to complete this task. These projected costs **may not be incurred in full**, depending on the actual number of hearings and level of effort required of Impact Sciences and its subconsultants.

Task 6. City Council Hearings 1-4

This task includes preparations for, and attendance at, up to four City Council hearings that require Impact Sciences' input, presence or presentations, or responses to Council questions and requests for additional information.

Note: The costs included in this task are **estimated projections** of the labor and expenses that will be necessary to complete this task. These projected costs **may not be incurred in full**, depending on the actual number of hearings and level of effort required of Impact Sciences and its subconsultants.

Task 7. Final EIR

This task encompasses preparation of the Final EIR, excepting the Responses to Comments (presented separately in Task 4). The remainder of the Final EIR includes the Introduction, Corrections and Additions to the Draft EIR, and any other chapters required. This task also includes preparation of a Mitigation Monitoring and Reporting Program (MMRP) reflecting mitigation measures contained in the Draft and Recirculated EIRs and any subsequent modifications to those measures, or new measures defined during the project approval process. This task also assumes Impact Sciences will provide support to the City for the preparation of the Findings of Fact document, but does not assume Impact Sciences will be solely responsible for preparation of the document in its entirety.

Note: The costs included in this task are **estimated projections** of the labor and expenses that will be necessary to complete this task. These projected costs **may not be incurred in full**, depending on the actual level of effort required of Impact Sciences and its subconsultants.

Task 8. Project Management

The cost scope itemizes Project Management costs **already incurred** between May 2007 (when the original task ceiling was first exceeded by Impact Sciences) and the present, **as well as expected costs through project completion**. Project Management encompasses coordination between Impact Sciences and the City, Joyce Parker-Bozylinski, and the project subconsultants; preparation of invoices and amendment request documentation; the review of subconsultant proposals and invoices; regularly scheduled and as-needed

teleconferences; reviews and revisions of schedule; review of City staff work products upon request; review of Impact Sciences staff work products; coordination with Impact Sciences staff; and other tasks.

Project circumstances and tasks that necessitated a greater level of effort than anticipated include, but were not limited to, revision of the project description in December 2006 (adoption of the preferred alternative that incorporated condominiums into the Waldorf-Astoria); schedule delays resulting in the extended period required for Draft EIR preparation, through August 2007; revision of Draft EIR thresholds in June and July, 2007, prior to Draft EIR circulation, for consistency with the William Morris EIR; preparation and circulation of the Recirculated Draft EIR; coordination with the City, subconsultants and internally for work related to Task 3 (Planning Commission Hearings 1-5 and Additional Analysis); and management of the response to comment effort.

Summary of Costs

This augment requests reimbursement for out of scope costs incurred to date as well as projected costs to complete the project. The table below summarizes costs contained in the attached itemized cost spreadsheet.

Note that Impact Sciences has already billed for some of the incurred costs in this amendment request, and there are also unbilled funds remaining in the original contract to be rolled over into the new contract. These “credited” funds are itemized in the table below under “Less Recent Billings and Funds Remaining in Original Contract” and serve to reduce the amendment total by \$193,983.

**Table 1. Summary of Amendment Request for the
Beverly Hilton Revitalization Plan EIR**

Task	Task Cost	Less Recent Billings & Funds Remaining in Original Contract	Task Total
Draft EIR	\$154,573		\$154,573
Recirculated Draft EIR	\$13,078		\$13,078
Planning Commission Hearings 1-5 & Additional Analysis	\$226,624	Milestone E Billing \$72,674 Contingency Billing \$50,000 VisionScape Expenses Billing \$6,900 Impact Sciences Expenses Billing \$11,034 Funds Remaining in Original Contract \$53,375 (includes \$22,500 ISI accounting error + \$30,875 reduction in traffic scope after contract award)	\$32,641
Planning Commission Hearings 6-9	\$72,400		\$72,400
Responses to Draft EIR Comments	\$58,020	-	\$58,020
City Council Hearings 1-4	\$18,070	-	\$18,070
Final EIR	\$22,315	-	\$22,315
Project Management	\$27,983	-	\$27,983
Total	\$593,062	(\$193,983)	\$399,079

Table 2. Variance between Original Contract and Amendment Request

Original Basic Contract Value	Contingency	Total Original Contract Value	Unspent Funds Remaining in Total Contract Value	Amendment (Net Total)	Grand Total EIR Cost (Total Original Contract Value + Amendment, less rollover funds)
\$413,357	\$50,000	\$463,357	\$53,375	\$399,079	\$809,061