



Change Order Request
Item 5 in Change Order No. 02
Parking Lot C Resurfacing at Civic Center with Lime Treatment

October 9, 2025

Monterey County
168 W. Alisal Street
Salinas, CA 93901
Attn: Cora Panturad

Project: Civic Center and Information Technology Department Solar Arrays
OPTERRA Project Number: CN-001318
OPTERRA Contract Number: R 3652

Cora,

OPTERRA is pleased to provide this proposal for the additional scope of work as described below in the amount of \$494,989.00 (Four Hundred Ninety Four Thousand Nine Hundred Eighty Nine Dollars).

Category	Description	Cost Amount	% of COR Cost	Cost Source
Project Management and Construction Administration	Construction Administration OPTERRA Labor	\$ 75,156	15%	OPTERRA
Construction	Civic Center			
	Resurfacing of Parking Lot C	\$ 224,250	45%	Asphaltec
	Lime Treatment of Subgrades	\$ 84,000	17%	Asphaltec
	Code Review Consulting	\$ 10,800	2%	MMPV
	Civil Engineering	\$ 13,100	3%	Kier + Wright
	Site Services, Temporary Fencing, and Bathrooms	\$ 5,000	1%	Budget
	Bonds and Insurance	\$ 14,637	3%	OPTERRA
	Warranty	\$ 4,910	1%	OPTERRA
Overhead & Profit	Overhead & Profit	\$ 63,136	13%	% of cost
	Total Change Order Request Cost to Monterey County	\$ 494,989	100%	

Change Order Request Scope of Work:

- OPTERRA Energy Services shall complete work necessary to demolish and resurface the 39,768 square foot Parking Lot C at the Monterey County Civic Center located on the south side of 168 W Alisal Street, Salinas, CA 93901 located between Cayuga Street and Capitol Street.
- OPTERRA Energy Services shall complete a set of civil engineering plans necessary to submit to the County of Monterey to acquire building permits.
 - OPTERRA Energy Services shall conduct additional research into codes that are applied to parking lot resurfacing and complete a Code Modification Form submitted at the time of permitting to request exemption from the code sections that will not be met.
 - 3" of existing asphalt shall be ground off within the parking lot, and the debris shall be hauled off site and disposed of.
 - The existing aggregate base under the removed asphalt layer shall be graded and compacted as needed. No replacement of aggregate base will be provided.
 - A lime treatment shall be applied to the existing subgrade to a depth of 12" for the purposes of further hardening the subgrade.
 - A new 3" layer of Hot Mix Asphalt (HMA) shall be applied over the compacted aggregate base and shall be compacted and rolled to a smooth surface.
 - The existing layout of the parking stalls shall be re-stripped.

Change Order Request Clarifications and Exclusions:

- Demolition of any additional existing asphalt over 3".
- Demolition or cutting of any existing concrete flatwork, curbs, or planters.
- Design for grading, drainage and storm water runoff, and erosion control plans is excluded. These codes will be requested to be exempted on the Code Modification Form.
- Any work to make drainage improvements is excluded.
- Any work to add ADA parking to Parking Lot C is excluded.
- Provision of additional parking for Monterey County staff during the construction of this scope.
- Slurry Seal top coat of HMA.
- Addition of any concrete curbs or flatwork.
- Any landscaping design or work.
- All work is based on standard work weeks and work during regular business hours.
- Permit fees are not included.
- One (1) mobilization is included with this bid. Additional mobilizations will require an additional fee.

Thank you for the opportunity. Please let us know if you require additional information.


Logan Ahlgren
Project Manager
OPTERRA Energy Services
(415) 410-3505
lahlgren@opterraenergy.com

Item 5 in Change Order No. 02						
Parking Lot C Resurfacing at Civic Center with Lime Treatment						
OPTERRA LABOR COSTS						
Personnel	Project Engineer	Project Manager	Construction Manager	Project Director	Project Coordinator	Total
Hours	24	32	140	16	20	232
Hourly Rate	\$323	\$355	\$320	\$384	\$255	
Total Labor	\$ 7,752	\$ 11,360	\$ 44,800	\$ 6,144	\$ 5,100	\$ 75,156



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PROPOSAL

Date	Proposal#
10/14/2025	101425CCC
	REVISED
TERMS	30 DAYS

To:

OPTERRA Energy Services
500 12TH ST, SUITE 300
OAKLAND, CA 94607

Description	Amount
PROJECT LOCATION: COUNTY CIVIC CENTER 168 W. ALISAL STREET, SALINAS, CA	
AS PER PLANS PROVIDED SHEET G-101A/G-102A JOBWALK 5/8/2025 & NEW SCOPE CHANGE SOUTH CHARGERS	
CONCRETE DEMO AREA AS SHOWN FOR NEW CONCRETE (RAMPS, FLATWORK, CURBS) -SET FORMS AS NEED FURNISH & INSTALL NEW CONCRETE (RAMPS,FLATWORK, CURBS) -INSTALL TRUNCATED DOMES WHERE SHOWN OR DETERMINED	\$8,500.00
ASPHALT -DEMO/GRIND/REMOVE EXISTING HMA ASPHALT -GRADE AREAS AS NEEDED PAVE WITH HMA AND COMPACT TO REQUIRED SLOPES TO MEET ADA STANDARDS	\$26,546.00
PARKING LOT STRIPING, SIGNS, WHEELSTOPS -REMOVE EXISTING STRIPING LAYOUT -LAYOUT & STRIPE AS PER PLANS INSTALL ADA SIGNAGE & WHEELSTOPS	\$17,195.00
OPTIONAL LOT (C) ASPHALT REMOVAL AND REPLACEMENT APPROX. 39,000 SF OPTIONAL COST \$224,250.00 -GRIND EXISTING ASPHALT -HAUL DEBRIS OFF SITE AND DISPOSE -GRADE AREA AND COMPACT AS NEEDED -PAVE WITH 3" HMA -COMPACT AND ROLL TO A SMOOTH SURFACE -LAYOUT AND STRIPE PARKING AS EXISTING	SEE OPTIONAL COST LOT (C)
OPTIONAL LOT (C) LIME TREATMENT SUBGRADE OPTIONAL COST \$84,000.00 <i>Quicklime Plus 50% lime and 50% cement - ADDED & MIXED TO EXISTING SUBGRADE MATERIALS</i>	
EXCLUDED IN ALL COSTS ESTIMATED BONDING RATE AT 3% RATE PENDING TOTAL OF CONTRACT AMOUNT	
Includes: one mobilization, travel, PREVAILING WAGE labor, materials, equipment to perform scope of work *Standard Exclusions: concrete, traffic control, permits, fees, bonding, inspection/testing, utilities, unforeseen incidentals *Estimate valid for 30 days from date	
TOTAL	\$52,241.00

M M P V D E S I G N

Jul 8, 2025

Shira,

Thanks very much for the opportunity to support OPTERRA Energy Services LLC!

Project Summary: Code research of Solar project for Monterey County.

Total: NTE \$10,800 (hourly fees below)

Assumptions:

Proposal is valid for 3 months

Other Consultants:

Structural + Electrical Engineering due diligence are not included

CODE RESEARCH STUDY:

For the site, MMPV will research the applicable codes that relate to the scope of the work and the Municipality to determine what the requirements are or any opportunities for exemptions.

- Research online municipal codes
- Review documents provided by the client
- Reach out to the municipality to discuss
- Assist in the application for exemptions

This proposal covers (~60) hours of a Principal or Senior Architect's time, to be billed at the rate of a Principal or Senior Architect, per MMPV's rates below

HOURLY RATES

Principal/Owner	\$180.00
Senior Architect	\$125.00
Junior Architect	\$90.00
Drafter	\$60.00
Miscellaneous / Admin.	\$60.00

Again, thank you for the opportunity to offer this proposal! We would be happy to discuss - please feel free to reach out at your convenience.



KIER+WRIGHT

August 20, 2025

OPTERRA ENERGY SERVICES

Attn: Shira Zingman-Daniels
500 12th Street, Suite 300
Oakland, Ca 94607

**RE: Engineering Services Proposal for
168 West Alisal Street, Salinas, Ca**

Dear Shira,

We are pleased to submit the following proposal to provide comprehensive civil engineering and surveying services for the above-referenced site in Salinas. It is our understanding that this tenant improvement project includes pavement restoration for an existing at-grade parking lot.

To support this project, we have prepared a proposed scope that includes surveying services, construction documents, and construction administration. Kier + Wright's scope includes preparation and submittal of one comprehensive set of civil engineering-related on-site improvement plans for issuance to the County of Monterey to acquire permits for building improvements.

Thank you for inviting Kier + Wright to submit a proposal for this project. We look forward to this opportunity to join your project team. If there is any additional information that we can provide for your consideration or if you have any questions or comments regarding the information outlined herein, please feel free to contact me directly.

Sincerely,
KIER + WRIGHT

Daniel Mitchell, PE

ASSOCIATE
dmitchell@kierwright.com
408.727.6665

FEE PROPOSAL

SCOPE & FEES

SURVEYING

Desktop Survey Exhibit

We will prepare a desktop survey using available Nearmap photogrammetry imagery in combination with record documents. The exhibit will identify visible parking lot features from the aerial photo and include a title review showing record boundary and easement information for reference only. This service does not constitute an actual boundary survey.

Total Fees for Surveying:..... \$ 4,500

CONSTRUCTION DOCUMENTS

On-site Construction Documents (CD)

On-site Construction Documents shall be prepared and submitted to the City/County for review and approval. Construction Documents shall include a final engineered site remediation plan, and erosion control. Walls, paving treatments, landscape planters and other features shall be shown as provided by others. We have assumed the plan check process for on-site improvements will consist of one (1) round of comments.

Meetings and Coordination

We assume that most of the coordination between project team will be accomplished through e-mail and phone conversations; we believe meetings may be needed between project team and City staff for project review if any review questions arise. We have budgeted 4 hours of project meetings. Any additional meetings will be billed on a time-and-materials basis.

Total Fees for Construction Documents\$ 6,800

CONSTRUCTION ADMINISTRATION

Kier + Wright will provide construction administration support as requested to address submittals, RFIs, and on-site meetings. As the level of effort on this task is highly variable and dependent on the design and contractor level of communication, we have provided a budget of 8 hours.

Total Fees for Construction Administration \$ 1,800

COST SUMMARY

Surveying.....	\$ 4,500
Construction Documents.....	\$ 6,800
Construction Administration	\$ 1,800

TOTAL PROPOSED FEE: \$ 13,100

EXCLUSIONS

1. Reimbursable expenses for printing, plotting, deliveries, utility research fees, express mail, etc. will be billed at cost plus 10%.
2. Meetings in excess of the hours identified above will be billed in accordance with our hourly rate schedule.
3. Demolition Plan Permitting. Scope of work includes demolition plan only. (permit to be secured by your demolition sub-contractor).
4. Underground utility locating.
5. Preparation of potholing plan or field survey to locate potholes.
6. Structural wall design, structural engineering and cathodic (corrosion) protection plans. We will coordinate with your design consultants and show these facilities on our plans as designed by others.
7. Preparation of fire protection shop drawings, AMMR applications or site fire access coordination with Fire Department.
8. Joint trench design and related agency coordination for electrical, gas, cable television, street lighting and telephone (to be provided by dry utility consultant).
9. Flow monitoring, hydromodification or environmental related issues.
10. Landscape fine grading.
11. Traffic Design (incl. signing, striping, signal and traffic control).
12. Phasing of construction documents, mapping or construction support.
13. Green Building/LEED assistance related to Best Management Practices and Stormwater Quality credits.
14. Preparation of condominium plans.
15. Setting monumentation based on survey mapping.
16. Preparation of plat & legal descriptions for dedications, vacations or quitclaims.
17. Construction staking (proposal can be provided upon request).
18. Additional work based on Conditions of Approval not outlined above.
19. C.3 and Utility Design
20. Grading and Drainage Design

OBLIGATION OF PAYMENT

The Entity identified in the attached Responsible Party Information Form will be responsible for payment of all services and reimbursable expenses (printing, plotting, delivery, overnight mail) rendered by Kier + Wright Civil Engineers and Surveyors, Inc. (Kier + Wright) in conjunction with the above-referenced project per the proposal dated August 20, 2025. If the project is terminated by the Entity, the Entity shall notify Kier + Wright, and Kier + Wright is entitled to payment by the Entity for all services and reimbursable expenses rendered up to the date of cancellation. If Kier + Wright is to be paid out of escrow and the project falls out of escrow or escrow does not close, the Entity is responsible for payment of all services and reimbursable expenses rendered by Kier + Wright.

APPROVAL

If the terms of this proposal meet with your approval and you wish to have us proceed with the services described herein, please sign below, complete the project/billing information form on the next page and either email or mail a copy of the signed proposal to my attention. The proposed fees will be valid for the next 30 days. After that time, Kier + Wright may re-evaluate the proposed fees and terms to ensure that they reflect current costs.

Approved by: _____

Date: _____

RESPONSIBLE PARTY INFORMATION FORM

Company/Entity Name: _____

Agreement Authorized by (Name, Title) _____

PROJECT INFORMATION

Project Manager Name: _____

Phone Number: _____

Mobile Phone Number: _____

Email Address: _____

EMERGENCY CONTACT

Name: _____

Phone Number: _____

BILLING INFORMATION

Bill to the attention of (Name): _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Fax Number: _____

Do you authorize us to send monthly invoices by email? _____ Yes _____ No

Billing Email Address: _____

P.O. # (if required): _____

S.O.W. # (if required): _____