

Attachment B

PROFESSIONAL SERVICES AGREEMENT WITH X ENGINEERING & CONSULTING FOR AD 124 ALLEY RESTORATION DESIGN SERVICES

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into as of this 12th day of May, 2026 ("Effective Date"), by and between the CITY OF NEWPORT BEACH, a California municipal corporation and charter city ("City"), and X ENGINEERING & CONSULTING, a California corporation ("Consultant"), whose address is 6 Hutton Centre Drive, Suite 650, Santa Ana, CA 92707, and is made with reference to the following:

RECITALS

- A. City is a municipal corporation duly organized and validly existing under the laws of the State of California with the power to carry on its business as it is now being conducted under the statutes of the State of California and the Charter of City.
- B. City desires to engage Consultant for the AD 124 Alley Restoration Project including, but not limited to, research and data collection, utility coordination, field surveying services, base mapping, construction documents, and project management, coordination, and meetings. ("Project").
- C. Consultant possesses the skill, experience, ability, background, certification and knowledge to provide the professional services described in this Agreement.
- D. City has solicited and received a proposal from Consultant, has reviewed the previous experience and evaluated the expertise of Consultant, and desires to retain Consultant to render professional services under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, it is mutually agreed by and between the undersigned parties as follows:

1. TERM

The term of this Agreement shall commence on the Effective Date, and shall terminate on December 31, 2027, unless terminated earlier as set forth herein.

2. SERVICES TO BE PERFORMED

Consultant shall diligently perform all the services described in the Scope of Services attached hereto as Exhibit A and incorporated herein by reference ("Services" or "Work"). City may elect to delete certain Services within the Scope of Services at its sole discretion.

3. TIME OF PERFORMANCE

3.1 Time is of the essence in the performance of Services under this Agreement and Consultant shall perform the Services in accordance with the schedule included in Exhibit A. In the absence of a specific schedule, the Services shall be performed to completion in a diligent and timely manner. The failure by Consultant to strictly adhere to the schedule set forth in Exhibit A, if any, or perform the Services in a diligent and timely manner may result in termination of this Agreement by City.

3.2 Notwithstanding the foregoing, Consultant shall not be responsible for delays due to causes beyond Consultant's reasonable control. However, in the case of any such delay in the Services to be provided for the Project, each party hereby agrees to provide notice within two (2) calendar days of the occurrence causing the delay to the other party so that all delays can be addressed.

3.3 Consultant shall submit all requests for extensions of time for performance in writing to the Project Administrator as defined herein not later than ten (10) calendar days after the start of the condition that purportedly causes a delay. The Project Administrator shall review all such requests and may grant reasonable time extensions for unforeseeable delays that are beyond Consultant's control.

3.4 For all time periods not specifically set forth herein, Consultant shall respond in the most expedient and appropriate manner under the circumstances, by hand-delivery or mail.

4. COMPENSATION TO CONSULTANT

4.1 City shall pay Consultant for the Services on a time and expense not-to-exceed basis in accordance with the provisions of this Section and the Schedule of Billing Rates attached hereto as Exhibit B and incorporated herein by reference. Consultant's compensation for all Work performed in accordance with this Agreement, including all reimbursable items and subconsultant fees, shall not exceed **Two Hundred Thirty-Two Thousand Seven Hundred Four Dollars and 00/100 (\$232,704.00)**, without prior written authorization from City. No billing rate changes shall be made during the term of this Agreement without the prior written approval of City.

4.2 Consultant shall submit monthly invoices to City describing the Work performed the preceding month. Consultant's bills shall include the name of the person who performed the Work, a brief description of the Services performed and/or the specific task in the Scope of Services to which it relates, the date the Services were performed, the number of hours spent on all Work billed on an hourly basis, and a description of any reimbursable expenditures. City shall pay Consultant no later than thirty (30) calendar days after approval of the monthly invoice by City staff.

4.3 City shall reimburse Consultant only for those costs or expenses specifically identified in Exhibit B to this Agreement or specifically approved in writing in advance by City.

4.4 Consultant shall not receive any compensation for Extra Work performed without the prior written authorization of City. As used herein, "Extra Work" means any Work that is determined by City to be necessary for the proper completion of the Project, but which is not included within the Scope of Services and which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Compensation for any authorized Extra Work shall be paid in accordance with the Schedule of Billing Rates as set forth in Exhibit B.

5. PROJECT MANAGER

5.1 Consultant shall designate a Project Manager, who shall coordinate all phases of the Project. This Project Manager shall be available to City at all reasonable times during the Agreement term. Consultant has designated Henry Nguyen to be its Project Manager. Consultant shall not remove or reassign the Project Manager or any personnel listed in Exhibit A or assign any new or replacement personnel to the Project without the prior written consent of City. City's approval shall not be unreasonably withheld with respect to the removal or assignment of non-key personnel.

5.2 Consultant, at the sole discretion of City, shall remove from the Project any of its personnel assigned to the performance of Services upon written request of City. Consultant warrants that it will continuously furnish the necessary personnel to complete the Project on a timely basis as contemplated by this Agreement.

5.3 If Consultant is performing inspection services for City, the Project Manager and any other assigned staff shall be equipped with a cellular phone to communicate with City staff. The Project Manager's cellular phone number shall be provided to City.

6. ADMINISTRATION

This Agreement will be administered by the Public Works Department. City's Director of Public Works or designee shall be the Project Administrator and shall have the authority to act for City under this Agreement. The Project Administrator shall represent City in all matters pertaining to the Services to be rendered pursuant to this Agreement.

7. CITY'S RESPONSIBILITIES

To assist Consultant in the execution of its responsibilities under this Agreement, City agrees to provide access to and upon request of Consultant, one copy of all existing relevant information on file at City. City will provide all such materials in a timely manner so as not to cause delays in Consultant's Work schedule.

8. STANDARD OF CARE

8.1 All of the Services shall be performed by Consultant or under Consultant's supervision. Consultant represents that it possesses the professional and technical personnel required to perform the Services required by this Agreement, and that it will perform all Services in a manner commensurate with community professional standards and with the ordinary degree of skill and care that would be used by other reasonably

competent practitioners of the same discipline under similar circumstances. All Services shall be performed by qualified and experienced personnel who are not employed by City. By delivery of completed Work, Consultant certifies that the Work conforms to the requirements of this Agreement, all applicable federal, state and local laws, and legally recognized professional standards.

8.2 Consultant represents and warrants to City that it has, shall obtain, and shall keep in full force and effect during the term hereof, at its sole cost and expense, all licenses, permits, qualifications, insurance and approvals of whatsoever nature that is legally required of Consultant to practice its profession. Consultant shall maintain a City of Newport Beach business license during the term of this Agreement.

8.3 Consultant shall not be responsible for delay, nor shall Consultant be responsible for damages or be in default or deemed to be in default by reason of strikes, lockouts, accidents, acts of God, or the failure of City to furnish timely information or to approve or disapprove Consultant's Work promptly, or delay or faulty performance by City, contractors, or governmental agencies.

9. HOLD HARMLESS

9.1 To the fullest extent permitted by law, Consultant shall indemnify, defend and hold harmless City, its City Council, boards and commissions, officers, agents, volunteers and employees (collectively, the "Indemnified Parties"), from and against any and all claims (including, without limitation, claims for bodily injury, death or damage to property), demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including, without limitation, attorneys' fees, disbursements and court costs) of every kind and nature whatsoever (individually, a Claim; collectively, "Claims"), and which relate (directly or indirectly) to the negligence, recklessness, or willful misconduct of the Consultant or its principals, officers, agents, employees, vendors, suppliers, subconsultants, subcontractors, anyone employed directly or indirectly by any of them or for whose acts they may be liable, or any or all of them.

9.2 Notwithstanding the foregoing, nothing herein shall be construed to require Consultant to indemnify the Indemnified Parties from any Claim arising from the sole negligence, active negligence or willful misconduct of the Indemnified Parties. Nothing in this indemnity shall be construed as authorizing any award of attorneys' fees in any action on or to enforce the terms of this Agreement. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by the Consultant.

10. INDEPENDENT CONTRACTOR

It is understood that City retains Consultant on an independent contractor basis and Consultant is not an agent or employee of City. The manner and means of conducting the Work are under the control of Consultant, except to the extent they are

limited by statute, rule or regulation and the expressed terms of this Agreement. No civil service status or other right of employment shall accrue to Consultant or its employees. Nothing in this Agreement shall be deemed to constitute approval for Consultant or any of Consultant's employees or agents, to be the agents or employees of City. Consultant shall have the responsibility for and control over the means of performing the Work, provided that Consultant is in compliance with the terms of this Agreement. Anything in this Agreement that may appear to give City the right to direct Consultant as to the details of the performance of the Work or to exercise a measure of control over Consultant shall mean only that Consultant shall follow the desires of City with respect to the results of the Services.

11. COOPERATION

Consultant agrees to work closely and cooperate fully with City's designated Project Administrator and any other agencies that may have jurisdiction or interest in the Work to be performed. City agrees to cooperate with the Consultant on the Project.

12. CITY POLICY

Consultant shall discuss and review all matters relating to policy and Project direction with City's Project Administrator in advance of all critical decision points in order to ensure the Project proceeds in a manner consistent with City goals and policies.

13. PROGRESS

Consultant is responsible for keeping the Project Administrator informed on a regular basis regarding the status and progress of the Project, activities performed and planned, and any meetings that have been scheduled or are desired.

14. INSURANCE

Without limiting Consultant's indemnification of City, and prior to commencement of Work, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement or for other periods as specified in this Agreement, policies of insurance of the type, amounts, terms and conditions described in the Insurance Requirements attached hereto as Exhibit C, and incorporated herein by reference.

15. PROHIBITION AGAINST ASSIGNMENTS AND TRANSFERS

Except as specifically authorized under this Agreement, the Services to be provided under this Agreement shall not be assigned, transferred contracted or subcontracted out without the prior written approval of City. Any of the following shall be construed as an assignment: The sale, assignment, transfer or other disposition of any of the issued and outstanding capital stock of Consultant, or of the interest of any general partner or joint venturer or syndicate member or cotenant if Consultant is a partnership or joint-venture or syndicate or co-tenancy, which shall result in changing the control of Consultant. Control means fifty percent (50%) or more of the voting power or twenty-five percent (25%) or more of the assets of the corporation, partnership or joint-venture.

16. SUBCONTRACTING

The subcontractors authorized by City, if any, to perform Work on this Project are identified in Exhibit A. Consultant shall be fully responsible to City for all acts and omissions of any subcontractor. Nothing in this Agreement shall create any contractual relationship between City and any subcontractor nor shall it create any obligation on the part of City to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise required by law. City is an intended beneficiary of any Work performed by the subcontractor for purposes of establishing a duty of care between the subcontractor and City. Except as specifically authorized herein, the Services to be provided under this Agreement shall not be otherwise assigned, transferred, contracted or subcontracted out without the prior written approval of City.

17. OWNERSHIP OF DOCUMENTS

17.1 Each and every report, draft, map, record, plan, document and other writing produced, including but not limited to, websites, blogs, social media accounts and applications (hereinafter "Documents"), prepared or caused to be prepared by Consultant, its officers, employees, agents and subcontractors, in the course of implementing this Agreement, shall become the exclusive property of City, and City shall have the sole right to use such materials in its discretion without further compensation to Consultant or any other party. Additionally, all material posted in cyberspace by Consultant, its officers, employees, agents and subcontractors, in the course of implementing this Agreement, shall become the exclusive property of City, and City shall have the sole right to use such materials in its discretion without further compensation to Consultant or any other party. Consultant shall, at Consultant's expense, provide such Documents, including all logins and password information to City upon prior written request.

17.2 Documents, including drawings and specifications, prepared by Consultant pursuant to this Agreement are not intended or represented to be suitable for reuse by City or others on any other project. Any use of completed Documents for other projects and any use of incomplete Documents without specific written authorization from Consultant will be at City's sole risk and without liability to Consultant. Further, any and all liability arising out of changes made to Consultant's deliverables under this Agreement by City or persons other than Consultant is waived against Consultant, and City assumes full responsibility for such changes unless City has given Consultant prior notice and has received from Consultant written consent for such changes.

17.3 Computer Aided Design and Drafting ("CADD") data delivered to City shall include the professional stamp of the engineer or architect in charge of or responsible for the Work. City agrees that Consultant shall not be liable for claims, liabilities or losses arising out of, or connected with (a) the modification or misuse by City, or anyone authorized by City, of CADD data; or (b) any use by City, or anyone authorized by City, of CADD data for additions to this Project, for the completion of this Project by others, or for any other Project, excepting only such use as is authorized, in writing, by Consultant. By acceptance of CADD data, City agrees to indemnify Consultant for damages and liability resulting from the modification or misuse of such CADD data. All original drawings

shall be submitted to City in the version of AutoCAD used by the City in .*dwg* file format, and should comply with the City's digital submission requirements for improvement plans available from the City's Public Works Department.

17.4 All improvement and/or construction plans shall be plotted on standard twenty-four inch (24") by thirty-six inch (36") paper size. Consultant shall provide to City digital 'As-Built' drawings in both AutoCAD and Adobe PDF file format within thirty (30) days after finalization of the Project.

18. OPINION OF COST

Any opinion of the construction cost prepared by Consultant represents the Consultant's judgment as a design professional and is supplied for the general guidance of City. Since Consultant has no control over the cost of labor and material, or over competitive bidding or market conditions, Consultant does not guarantee the accuracy of such opinions as compared to Consultant or contractor bids or actual cost to City.

19. CONFIDENTIALITY

All Documents, including drafts, preliminary drawings or plans, notes and communications that result from the Services in this Agreement, shall be kept confidential unless City expressly authorizes in writing the release of information.

20. INTELLECTUAL PROPERTY INDEMNITY

Consultant shall defend and indemnify City, its agents, officers, representatives and employees against any and all liability, including costs, for infringement or alleged infringement of any United States' letters patent, trademark, or copyright, including costs, contained in Consultant's Documents provided under this Agreement.

21. RECORDS

Consultant shall keep records and invoices in connection with the Services to be performed under this Agreement. Consultant shall maintain complete and accurate records with respect to the costs incurred under this Agreement and any Services, expenditures and disbursements charged to City, for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such records and invoices shall be clearly identifiable. Consultant shall allow a representative of City to examine, audit and make transcripts or copies of such records and invoices during regular business hours. Consultant shall allow inspection of all Work, data, Documents, proceedings and activities related to the Agreement for a period of three (3) years from the date of final payment to Consultant under this Agreement.

22. WITHHOLDINGS

City may withhold payment to Consultant of any disputed sums until satisfaction of the dispute with respect to such payment. Such withholding shall not be deemed to

constitute a failure to pay according to the terms of this Agreement. Consultant shall not discontinue Work as a result of such withholding. Consultant shall have an immediate right to appeal to the City Manager or designee with respect to such disputed sums. Consultant shall be entitled to receive interest on any withheld sums at the rate of return that City earned on its investments during the time period, from the date of withholding of any amounts found to have been improperly withheld.

23. ERRORS AND OMISSIONS

In the event of errors or omissions that are due to the negligence or professional inexperience of Consultant which result in expense to City greater than what would have resulted if there were not errors or omissions in the Work accomplished by Consultant, the additional design, construction and/or restoration expense shall be borne by Consultant. Nothing in this Section is intended to limit City's rights under the law or any other sections of this Agreement.

24. CITY'S RIGHT TO EMPLOY OTHER CONSULTANTS

City reserves the right to employ other Consultants in connection with the Project.

25. CONFLICTS OF INTEREST

25.1 Consultant or its employees may be subject to the provisions of the California Political Reform Act of 1974 (the "Act") and/or Government Code §§ 1090 et seq., which (1) require such persons to disclose any financial interest that may foreseeably be materially affected by the Work performed under this Agreement, and (2) prohibit such persons from making, or participating in making, decisions that will foreseeably financially affect such interest.

25.2 If subject to the Act and/or Government Code §§ 1090 et seq., Consultant shall conform to all requirements therein. Failure to do so constitutes a material breach and is grounds for immediate termination of this Agreement by City. Consultant shall indemnify and hold harmless City for any and all claims for damages resulting from Consultant's violation of this Section.

26. NOTICES

26.1 All notices, demands, requests or approvals, including any change in mailing address, to be given under the terms of this Agreement shall be given in writing, and conclusively shall be deemed served when delivered personally, or on the third business day after the deposit thereof in the United States mail, postage prepaid, first-class mail, addressed as hereinafter provided.

26.2 All notices, demands, requests or approvals from Consultant to City shall be addressed to City at:

Attn: Director of Public Works
Public Works Department
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

26.3 All notices, demands, requests or approvals from City to Consultant shall be addressed to Consultant at:

Attn: Puneet Comar
X Engineering & Consulting
6 Hutton Centre Drive, Suite 650
Santa Ana, CA 92707

27. CLAIMS

Unless a shorter time is specified elsewhere in this Agreement, before making its final request for payment under this Agreement, Consultant shall submit to City, in writing, all claims for compensation under or arising out of this Agreement. Consultant's acceptance of the final payment shall constitute a waiver of all claims for compensation under or arising out of this Agreement except those previously made in writing and identified by Consultant in writing as unsettled at the time of its final request for payment. Consultant and City expressly agree that in addition to any claims filing requirements set forth in the Agreement, Consultant shall be required to file any claim Consultant may have against City in strict conformance with the Government Claims Act (Government Code sections 900 *et seq.*).

28. TERMINATION

28.1 In the event that either party fails or refuses to perform any of the provisions of this Agreement at the time and in the manner required, that party shall be deemed in default in the performance of this Agreement. If such default is not cured within a period of two (2) calendar days, or if more than two (2) calendar days are reasonably required to cure the default and the defaulting party fails to give adequate assurance of due performance within two (2) calendar days after receipt of written notice of default, specifying the nature of such default and the steps necessary to cure such default, and thereafter diligently take steps to cure the default, the non-defaulting party may terminate the Agreement forthwith by giving to the defaulting party written notice thereof.

28.2 Notwithstanding the above provisions, City shall have the right, at its sole and absolute discretion and without cause, of terminating this Agreement at any time by giving no less than seven (7) calendar days' prior written notice to Consultant. In the event of termination under this Section, City shall pay Consultant for Services satisfactorily performed and costs incurred up to the effective date of termination for which Consultant has not been previously paid. On the effective date of termination, Consultant shall deliver to City all reports, Documents and other information developed or accumulated in the performance of this Agreement, whether in draft or final form.

29. STANDARD PROVISIONS

29.1 Recitals. City and Consultant acknowledge that the above Recitals are true and correct and are hereby incorporated by reference into this Agreement.

29.2 Compliance with all Laws. Consultant shall, at its own cost and expense, comply with all statutes, ordinances, regulations and requirements of all governmental entities, including federal, state, county or municipal, whether now in force or hereinafter enacted. In addition, all Work prepared by Consultant shall conform to applicable City, county, state and federal laws, rules, regulations and permit requirements and be subject to approval of the Project Administrator and City.

29.3 Waiver. A waiver by either party of any breach, of any term, covenant or condition contained herein shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition contained herein, whether of the same or a different character.

29.4 Integrated Contract. This Agreement represents the full and complete understanding of every kind or nature whatsoever between the parties hereto, and all preliminary negotiations and agreements of whatsoever kind or nature are merged herein. No verbal agreement or implied covenant shall be held to vary the provisions herein.

29.5 Conflicts or Inconsistencies. In the event there are any conflicts or inconsistencies between this Agreement and the Scope of Services or any other attachments attached hereto, the terms of this Agreement shall govern.

29.6 Interpretation. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of the Agreement or any other rule of construction which might otherwise apply.

29.7 Amendments. This Agreement may be modified or amended only by a written document executed by both Consultant and City and approved as to form by the City Attorney.

29.8 Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

29.9 Controlling Law and Venue. The laws of the State of California shall govern this Agreement and all matters relating to it and any action brought relating to this Agreement shall be adjudicated in a court of competent jurisdiction in the County of Orange, State of California.

29.10 Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because race, religious creed, color, national origin,

ancestry, physical handicap, medical condition, marital status, sex, sexual orientation, age or any other impermissible basis under law.

29.11 No Attorneys' Fees. In the event of any dispute or legal action arising under this Agreement, the prevailing party shall not be entitled to attorneys' fees.


29.12 Counterparts. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original and all of which together shall constitute one (1) and the same instrument.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates written below.

**APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE**

Date: 4/23/2026

By: 
Aaron C. Harp
City Attorney

4-23-26 RJ

CITY OF NEWPORT BEACH,
a California municipal corporation

Date: _____

By: _____
Lauren Kleiman
Mayor

ATTEST:

Date: _____

By: _____
Lena Shumway
City Clerk

**CONSULTANT: X ENGINEERING &
CONSULTING**, a California corporation

Date: _____

By: _____
Puneet Comar
Chief Executive Officer and Chief
Financial Officer

[END OF SIGNATURES]

Attachments: Exhibit A – Scope of Services
 Exhibit B – Schedule of Billing Rates
 Exhibit C – Insurance Requirements

EXHIBIT A

SCOPE OF SERVICES



1. Project Description

The City has recently undergrounded overhead utility lines within AD-124 within Balboa Island. The project includes improvements to thirty (30) alleys in AD-124, and the restoration involves the use of portland cement concrete (PCC) pavement to match the existing alleys. During the utility undergrounding of AD-124, several properties adjacent to the trench work were impacted, requiring private work to restore improvements to their pre-undergrounding condition. Typical private property restoration will include alley setback pavement (5-foot maximum), garage approach, and similar type improvements. Collins Avenue from Bay Front Alley North to Balboa Avenue will also be restored with the PCC pavement in response to waterline improvements in the street.

The project limits consist of alleys east of Agate Avenue, south of Bay Front Alley North, north of Bay Front Alley South and west of the Grand Canal. The alleys encompassed in this project are:

- 401-C
- 402-C
- 403-A to 403-C
- 404-A to 404-C
- 405-A to 405-C
- 406-A to 406-C
- 407-A to 407-C
- 408-A to 408-C
- 409-A to 409-C
- 410
- 411-A to 411-B
- 412-A to 412-B
- 413-A to 413-B

A total of thirty-eight (38) driveway approaches will be reconstructed, including those serving the alleys fronting Balboa Avenue and Park Avenue, as well as alley 410 and 412-A approaches on Collins Avenue.

2. Assumptions

The City will provide the following items to assist XEC in completing the services:

- Existing plans in Adobe (PDF) and AutoCAD format are available and applicable to the proposed project
- Design criteria and standards that are available and applicable to the proposed project
- Utility maps and atlases received from utility owners
- Sample contract documents from previous projects for reference
- Right-of-way lines, lot lines, and street centerlines based on California Coordinate System (CCS83), 1983 NAD and bearing established between Orange County horizontal control points in AutoCAD format
- Design topography based on NAVD 88 and either County or City benchmark in AutoCAD format



3. Scope of Services

X Engineering & Consulting will provide the following services (collectively, the "Services") for the purpose of plans, specifications and estimates preparation for the AD 124 Alley Restoration project.

Task 1. Research and Data Collection

XEC will gather and review available information, such as preliminary engineering reports, record drawings, and utility maps. As part of this task, we will review existing documentation available through the City's GIS system and relevant information obtained through coordination with utility purveyors.

Task 2. Utility Coordination

City staff will send out the first utility information request and will forward the utility maps and atlases along with an organized utility coordination matrix including utility purveyor contact information to XEC. XEC will identify applicable utilities within project limits on construction drawings. XEC will send out utility verification and/or relocation notices. Utility adjustments and relocations will be shown on construction drawings.

Task 3. Field Surveying Services

The City will provide the design survey in AutoCAD format that includes a Civil3D DTM surface. XEC will field verify the completeness of the City surveyor's design survey deliverable for final design purposes. If the design survey is incomplete, XEC will coordinate with the city for their surveyor to provide the supplemental design survey information.

Task 4. Base Mapping

XEC will prepare a base map using City of Newport Beach CAD standards per data collected in Task 1 above, utility coordination discussed in Task 2 above, and the data provided in Task 3 above. The City will provide right-of-way lines, lot lines and street centerlines in AutoCAD format to be used for the base map. The base map will include, at a minimum, street centerlines, right-of-way lines, sidewalks, curbs, gutters, pavement striping, all topographic features such as streetlights, signs, trees, one-foot contour lines, and all existing utility lines. The base map will be field- verified by XEC.

Task 5. Construction Documents

Construction Plans

Construction drawings will be at a scale of 1 inch = 20 feet unless noted otherwise below. For clarity purposes, details may be drawn at a larger scale. At a minimum, construction drawings will include a Title Sheet, Typical Sections, Plan and Profile Sheets, Details, and Signing and Striping Plans. Signing and Striping Plans will be at a scale of 1 inch = 100 feet. Drawings will be prepared in AutoCAD Civil 3D 2018 and will comply with City CAD standards. Once the design has been completed, XEC will submit electronic files of each submittal and final drawings in both AutoCAD and Adobe (PDF) format.



After thoroughly reviewing the project limits and scope of work, we have determined the following estimated sheet count for the construction drawings:

| Sheet Description | Est. No. of Sheets |
|-------------------------------------|--------------------|
| Title Sheet | 1 |
| Sheet Index Map | 1 |
| Horizontal Control Map | 1 |
| Typical Sections and Details | 1 |
| Alley Approach Details (38) | 3 |
| Alley Restoration Plan and Profiles | 29 |
| Signing and Striping Plans | 1 |
| Total Sheet Count | 37 |

Special Provisions

XEC will prepare Special Provisions to the Standard Specifications for Public Works Construction (2015 Edition) in Microsoft Word. An electronic copy (1) in Microsoft Word format will be submitted at the completion of design. City staff will provide a Special Provision boilerplate.

Cost Estimate

XEC will prepare an itemized cost estimate. Quantity calculation back-ups will also be submitted with the cost estimate. The cost estimate will be prepared in Microsoft Excel format. XEC will submit the construction cost estimate in Microsoft Excel format with itemized quantities per sheet. This will be an Engineer's Estimate of Probable Cost and the contractor is responsible for preparing their own construction cost estimate for their purposes. This Engineer's Estimate is intended to assist the City in evaluating contractor bids.

Progress Submittals

Progress submittals and/or meetings will be required throughout the design process. Milestone submittals include:

- **60 Percent (60%) Design** - Includes preliminary title sheet, base plan, and profile sheets, sketches of details and sections, preliminary specifications, and preliminary quantities and cost estimates.
- **100 Percent (100%) Design** - Includes final plans, completed specifications, and final quantities and cost estimates. All 60 percent design review comments will be addressed at this time.
- **Final Approval Review** - Includes final plans, specifications, and revised final quantities and cost estimates prepared and sealed by a California-licensed civil engineer. All 100 percent design review comments will be addressed at this time.
- **Approval of Construction Documents** - Includes signed and sealed original drawings, including Mylar title sheet, and contract specifications.



Task 6. Project Management, Coordination & Meetings

XEC will meet with City staff during the design process to review and discuss progress and coordinate courses of action. It is anticipated that a maximum of three (3) design meetings will be required, in addition to an initial project kick-off meeting and project submittal meetings at 60%, and 100% design submittals.

XEC will provide project management and coordination between the City, XEC, and other project consultants. We will prepare meeting agenda and minutes, distribute progress documents, and review information provided by other consultants. We will compile and coordinate submittal documents and monitor and report on the project schedule, scope of work, and budgets. XEC will maintain communications with the City relating to development of the project design, technical issues and decisions, and requests for information from other team members or agencies.

Excluded items:

- Record Drawing preparation
- Construction Support
- Design Topography
- Aerial mapping and orthophoto production
- Legal descriptions and plats for permanent and temporary acquisitions
- Invert elevations of wet utilities
- Right-of-way or property acquisitions
- Pre-Construction Corner Records
- Record of Survey
- Construction staking
- Research and review of easement deeds or title reports
- Plotting of easements
- Utility relocation design is not required and is excluded.
- Utility potholing services
- Traffic Signal/Traffic Control Plans
- Relocation, removal, or design of any existing overhead or underground dry utility systems (on- or off-site) affected by the proposed project improvements
- Field identification of utility lines/conflicts
- Utility locating services
- Plan check submittal, permit fees, and associated fees will be the responsibility of the City.
- Geotechnical engineering, landscape, lighting, and electrical engineering services
- Water Quality Management Plan
- Storm Water Pollution Prevention Plan
- Construction Phasing Plan
- Preparation of cross-sections
- Plotting right-of-way lines, lot lines and street centerlines



X ENGINEERING & CONSULTING, INC.

6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

Project Schedule

We are committed to delivering projects on time and within budget. Our team provides early guidance on issues that may affect schedule or cost, and we remain flexible in adapting our work plans as project conditions change. The following page outlines our proposed project schedule and where we assume the deliverables from the City's surveyor are completed.



Project Name: AD-124 Alley Restoration
 Phase: Plans, Specifications and Estimate
Project Schedule

Prepared by:
 Henry N.
 Date: 03/27/2026

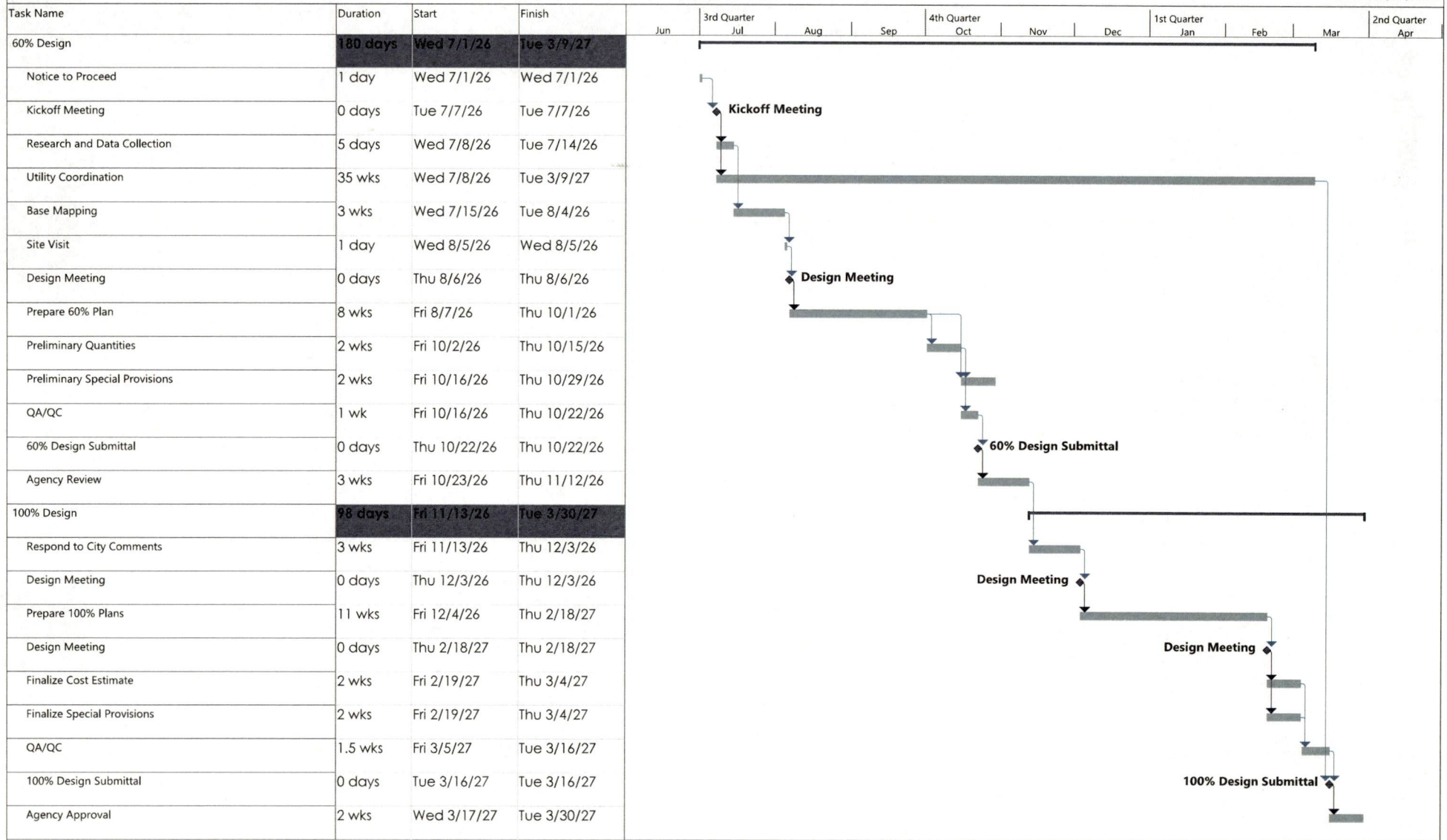


EXHIBIT B

SCHEDULE OF BILLING RATES



Project Name: AD-124 Alley Restoration
Phase: Plans, Specifications, and Estimate

Prepared by:
Henry N.
Date: 03/27/2026

| Task # | Task description | 2026 Rates | | | | | | Total Hours | Total Fee | |
|--------|---|------------|---------|-------|-------|-----------|-----------|-------------|-----------|-----------|
| | | XEC | | | | | | | | |
| | | \$265 | \$218 | \$195 | \$179 | \$155 | \$133 | | | \$120 |
| | | Principal | SPM/SEM | PM | PE | Staff Eng | Assoc Eng | Proj Coord | | |
| 1.0 | Research and Data Collection | | | | | | | | | |
| | Research and Data Collection | | | 4 | 8 | 12 | 16 | | 40 | \$6,200 |
| | Research and Data Collection Subtotal | 0 | 0 | 4 | 8 | 12 | 16 | 0 | 40 | \$6,200 |
| 2.0 | Utility Coordination | | | | | | | | | |
| | Utility Coordination | | | 8 | | 16 | 24 | | 48 | \$7,232 |
| | Utility Coordination Subtotal | 0 | 0 | 8 | 0 | 16 | 24 | 0 | 48 | \$7,232 |
| 3.0 | Field Surveying Services | | | | | | | | | |
| | Assess City Provided Design Topography | | | 16 | 16 | | | | 32 | \$5,984 |
| | Field Surveying Services Subtotal | 0 | 0 | 16 | 16 | 0 | 0 | 0 | 32 | \$5,984 |
| 4.0 | Base Mapping | | | | | | | | | |
| | Prepare Base Map from Available Data | | | 8 | 24 | 32 | 64 | | 128 | \$19,328 |
| | Site Walk (2 days) | | | 16 | 16 | | | | 32 | \$5,984 |
| | Base Mapping Subtotal | 0 | 0 | 24 | 40 | 32 | 64 | 0 | 160 | \$25,312 |
| 5.0 | Construction Documents | | | | | | | | | |
| | Construction Plans (37 sheets) | 16 | 48 | 76 | 140 | 232 | 376 | | 888 | \$140,552 |
| | Special Provisions | | 4 | 4 | 24 | 24 | | 8 | 64 | \$10,628 |
| | Cost Estimate | | 4 | 8 | 12 | 36 | 76 | | 136 | \$20,268 |
| | Construction Documents Subtotal | 16 | 56 | 88 | 176 | 292 | 452 | 8 | 1,088 | \$171,448 |
| 6.0 | Project Management, Coordination & Meetings | | | | | | | | | |
| | Project Management and Coordination | 24 | | 24 | | | | | 48 | \$11,040 |
| | Meetings and Preparation- 6 total (Kickoff, 2 submittal mtgs, 3 design mtgs) | | | 12 | 12 | | | | 24 | \$4,488 |
| | Project Management, Coordination & Meetings Subtotal | 24 | 0 | 36 | 12 | 0 | 0 | 0 | 72 | \$15,528 |
| | Reimbursables (include reprographics for field crews) | | | | | | | | | \$1,000 |
| | GRAND TOTAL | 40 | 56 | 176 | 252 | 352 | 556 | 8 | 1,440 | \$232,704 |



X ENGINEERING & CONSULTING, INC.

6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

Payment

The Client agrees to pay for rendered services on a time-and-material basis as described in the 2026 Billing Rate Table attached herein. Expenses will be billed with a 10% markup to cover administrative costs.

Should the above scope change and/or require additional budget, X Engineering & Consulting shall notify the Client and request authorization prior to continuing any further work.

Written approval and/or a request for final submittal by the approving agency shall deem plans complete upon submittal.

We invoice for payment monthly. Thereafter, payment is due within thirty (30) days of your receipt of our invoice.

Authorization

If the above scope and fee along with the attached Standard Terms & Conditions are acceptable, please indicate approval by signing below in order to commence the work.

Note: Fees are valid for 30 days following the date of this proposal. After 30 days fees are subject to change if a mutually authorized agreement has not been executed.

**X ENGINEERING & CONSULTING, INC.**

6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

2026 BILLING RATE TABLE

| ENGINEERING | HOURLY RATE |
|---|--------------------|
| Principal | \$265 |
| Senior Project Manager / Senior Engineering Manager | \$218 |
| Mapping Manager | \$203 |
| Project Manager | \$195 |
| Senior Engineer / Associate Project Manager / Storm Water Manager | \$186 |
| Chief of Parties / Project Engineer | \$179 |
| Staff Engineer | \$155 |
| Designer / Mapping Technician / Storm Water Specialist | \$152 |
| Associate Engineer / Associate Surveyor / Geomatics Associate / Survey Apprentice | \$133 |
| Project Coordinator | \$120 |
| Engineering Intern / Geomatics Intern | \$105 |
| 3-Person Survey Crew | \$416 |
| 2-Person Survey Crew | \$378 |
| 1-Person Survey Crew | \$347 |

The Rate Schedule above is effective through December 31, 2026, and will be adjusted annually on January 1st at a rate of 2% for the duration of the contract.

EXHIBIT C

INSURANCE REQUIREMENTS – PROFESSIONAL SERVICES

1. Provision of Insurance. Without limiting Consultant's indemnification of City, and prior to commencement of Work, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City. Consultant agrees to provide insurance in accordance with requirements set forth here. If Consultant uses existing coverage to comply and that coverage does not meet these requirements, Consultant agrees to amend, supplement or endorse the existing coverage.
2. Acceptable Insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.
3. Coverage Requirements.
 - A. Workers' Compensation Insurance. Consultant shall maintain Workers' Compensation Insurance, statutory limits, and Employer's Liability Insurance with limits of at least one million dollars (\$1,000,000) each accident for bodily injury by accident and each employee for bodily injury by disease in accordance with the laws of the State of California.

Consultant shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of City of Newport Beach, its City Council, boards and commissions, officers, agents, volunteers, employees.
 - B. General Liability Insurance. Consultant shall maintain commercial general liability insurance, and if necessary excess/umbrella liability insurance, with coverage at least as broad as provided by Insurance Services Office form CG 00 01, in an amount not less than two million dollars (\$2,000,000) per occurrence, four million dollars (\$4,000,000) general aggregate. The policy shall cover liability arising from bodily injury, property damage, completed operations, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

Consultant shall submit to City, along with a certificate of insurance, additional coverage as stated in Section 4. Other Insurance Requirements.
 - C. Automobile Liability Insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of Consultant

arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than one million dollars (\$1,000,000) combined single limit each accident.

Consultant shall submit to City, along with a certificate of insurance, additional coverage as stated in Section 4. Other Insurance Requirements.

D. Professional Liability (Errors & Omissions) Insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of two million dollars (\$2,000,000) per claim and four million dollars (\$4,000,000) in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the Effective Date of this Agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the Services required by this Agreement.

E. Excess/Umbrella Liability Insurance. If any Excess or Umbrella Liability policies are used to meet the limits of liability required by this contract, then said policies shall be "following form" of the underlying policy coverage, terms, conditions, and provisions and shall meet all of the insurance requirements stated in this contract, including, but not limited to, the additional insured and primary & non-contributory insurance requirements stated herein. No insurance policies maintained by the City, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Consultant's primary and excess/umbrella liability policies are exhausted.

Consultant shall submit to City, along with a certificate of insurance, additional coverage as stated in Section 4. Other Insurance Requirements.

4. Other Insurance Requirements. The policies are to contain, or be endorsed to contain, the following provisions:

A. Waiver of Subrogation. All insurance coverage maintained or procured pursuant to this Agreement shall be endorsed to waive subrogation against City of Newport Beach, its City Council, boards and commissions, officers, agents, volunteers and employees or shall specifically allow Consultant or others providing insurance evidence in compliance with these requirements to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers from each of its subconsultants.

B. Additional Insured Status. All liability policies including general liability, excess/umbrella liability, pollution liability, and automobile liability, if required, but not including professional liability, shall provide or be endorsed to provide that City of Newport Beach, its City Council, boards and

commissions, officers, agents, volunteers and employees shall be included as insureds under such policies.

- C. Primary and Non Contributory. All liability coverage shall apply on a primary basis and shall not require contribution from any insurance or self-insurance maintained by City.
- D. Notice of Cancellation. All policies shall provide City with thirty (30) calendar days' notice of cancellation (except for nonpayment for which ten (10) calendar days' notice is required) or nonrenewal of coverage for each required coverage.
- E. Subcontractors. Consultant shall be responsible for causing subcontractors to purchase the same types and limits of insurance in compliance with the terms of this Agreement, including adding the City as an additional insured, providing primary and non-contributory coverage and waiver of subrogation to the subcontractor's policies. Limits of liability for General Liability in an amount not less than one million dollars (\$1,000,000) per occurrence, two million dollars (\$2,000,000) aggregate and Professional Liability (Errors & Omissions) in an amount not less than one million dollars (\$1,000,000) per claim, two million dollars (\$2,000,000) aggregate.

5. Additional Agreements Between the Parties. The parties hereby agree to the following:

- A. Evidence of Insurance. Consultant shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation and other endorsements as specified herein for each coverage. Insurance certificates and endorsement must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the term of this Agreement. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies. City reserves the right to require complete, certified copies of all required insurance policies, at any time.
- B. City's Right to Revise Requirements. City reserves the right at any time during the term of the Agreement to change the amounts and types of insurance required by giving Consultant sixty (60) calendar days' advance written notice of such change. If such change results in substantial

additional cost to Consultant, City and Consultant may renegotiate Consultant's compensation.

- C. Right to Review Subcontracts. Consultant agrees that upon request, all agreements with subcontractors or others with whom Consultant enters into contracts with on behalf of City will be submitted to City for review. Failure of City to request copies of such agreements will not impose any liability on City, or its employees.
- D. Enforcement of Agreement Provisions. Consultant acknowledges and agrees that any actual or alleged failure on the part of City to inform Consultant of non-compliance with any requirement imposes no additional obligations on City nor does it waive any rights hereunder.
- E. Requirements not Limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.
- F. Self-insured Retentions. Any self-insured retentions must be declared to and approved by City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these requirements unless approved by City.
- G. City Remedies for Non-Compliance. If Consultant or any subconsultant fails to provide and maintain insurance as required herein, then City shall have the right but not the obligation, to purchase such insurance, to terminate this Agreement, or to suspend Consultant's right to proceed until proper evidence of insurance is provided. Any amounts paid by City shall, at City's sole option, be deducted from amounts payable to Consultant or reimbursed by Consultant upon demand.
- H. Timely Notice of Claims. Consultant shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

- I. Consultant's Insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the Work.