

EXHIBIT B

**Pearl Street Garage
Structural Assessment
(CIP On-Call Services)
Napa, CA**

**Scope and Fee Proposal
for
Civil Engineering Services**

**Sherwood Design Engineers
May 8, 2026**



Scope and Fee Proposal

May 8, 2026

City of Napa
ATTN: Dwight Bray
955 School Street
Napa, CA 94558

Sent via email to: dbray@cityofnapa.org

RE: Scope and Fee Proposal for Civil Engineering Services
Pearl Street Garage Structural Assessment

Dear Dwight,

In response to your request, Sherwood Design Engineers ("Sherwood" hereinafter) is pleased to submit this proposal to the City of Napa (the "Client" hereinafter) for engineering services for the Pearl Street Garage Structural Assessment project. This proposal describes professional civil engineering services to be performed by Sherwood in collaboration, as appropriate, with the Client's other design team members and their consultants (the "Design Team" hereinafter).

This proposal is valid for 60 days from date submitted to the City of Napa. Any proposed project or portion thereof not accepted during this timeframe, will become void and will require a new proposal if requested in the future.

Sherwood will initiate proposed services upon issuance of a task order for the work under the terms and conditions of the On-Call Engineering Agreement (Agmt No. C2025-228) between Sherwood and Client.

1.0 PROJECT UNDERSTANDING

The Pearl Street Garage located at 1100 Pearl Street has a grand total of 403 parking spaces. Of those, 145 striped spaces are reserved for Archer Hotel valet on the top level of the garage (including the transition ramp portion of the top level). The City has a parking license agreement that allows the Archer Hotel to park 45 additional vehicles in unstriped parking spaces on the top floor leading to a total of 190 parking spaces available for the hotel's valet operation. The City wishes to understand how much additional valet parking may be available on the top level and if the existing structure can accommodate the additional load.

Sherwood will work closely in a collaborative manner with the Design Team to complete the contracted civil engineering services in accordance with appropriate requirements of the governing agencies. The understood scope of work consists of civil engineering services as described below.

Every project is subject to specific requirements and conditions that cannot be fully anticipated and may require additional documentation and support not covered in the original scope. If additional scope items are identified, outside those listed within this proposal Sherwood will work with the Client to develop an Additional Services agreement for approval prior to advancing the work.

1.1 Limits of Work

The Limits of Work for this project encompasses the area bounded in Exhibit A. Any additional work not included herein may be scoped in a separate contract.

2.0 PROJECT PHASING AND DELIVERABLES

Sherwood proposes the following design phases. Each phase is intended to enhance the design upon successive approvals to help the project realize the intended design upon completion.

The proposed design phases for this project are:

1. Base Mapping
2. Conceptual Site Planning
3. Structural Assessment

It is understood that Sherwood will provide electronic files to the Client for submittal to the appropriate stakeholders and design review committee. Refer to phase(s) below for specific deliverables.

2.1 Base Mapping

Sherwood will prepare a base map for use in planning documents using available resources such as aerial photographs and garage as-built information where it exists. Sherwood anticipates that there will be one (1) milestone during this phase of the project. This phase will include the following deliverables:

Deliverables include:

1. Base map for use in planning documents

2.2 Conceptual Site Planning

Sherwood will prepare conceptual site plan options for the addition of striped valet parking spaces in the project area. Plans will show parking spaces, drive aisles, backup areas and circulation. This work includes meeting with the valet provider to understand current operations as well as preferences and constraints. Sherwood anticipates that there will be two (2) milestones during this phase of the project: Preliminary Site Plan Options and Final Site Plan. This phase will include the following deliverables:

Deliverables include:

1. Attend one (1) site visit
2. Attend one (1) site meeting with valet operator
3. Up to two (2) Preliminary Site Plans for Client review
4. One (1) Final Site Plan for use in the structural assessment

2.3 Structural Assessment

Based on the Final Site Plan approved by Client, Sherwood's structural sub-consultant will provide structural engineering services for the evaluation of the adequacy of the top level of the garage to be able to support additional Archer Hotel valet parking. The Pearl St Parking Garage is a two-story post-tensioned (PT) concrete parking garage with rooftop parking. The original construction drawings by TY Lin, dated 2/17/84, specify that the garages are designed per the 1982 Uniform Building Code with a parking live load of 50 pounds per square foot. The scope of services includes:

- Review of original construction documents
- Review and analyze resulting live load from proposed parking layout
- Analyze capacity of existing PT beams, PT slabs and columns, if required

Sherwood anticipates that there will be one (1) milestone during this phase of the project. This phase will include the following deliverables:

Deliverables include:

1. Letter Evaluation Report to outline methodologies and findings

3.0 ASSUMPTIONS

The following items are to be provided by the Client prior to commencement of work:

1. All available original construction documents and structural records for the garage.
2. Any geotechnical information available for the site.

Additional Assumptions:

1. Phase durations will generally correspond to those shown in section 4.0. Extensions to the project schedule and associated engineering efforts will be addressed by contract addendum.
2. A technology fee will be applied to the project, at the Client's expense, for use of specialty software not typically associated with the preparation of civil engineering analyses and documents.
3. If this contract were to be placed on hold for more than thirty days, Sherwood reserves the right to redistribute staff to other projects and would require a two-week remobilization effort and a renegotiation of our terms of service to restart the effort.
4. The client may not copy, republish or use any imagery provided by Sherwood as part of any submissions as this imagery may be subject to copyright infringement. Sherwood relinquishes all responsibility for use of any copy righted image that is furnished to the client as part of any submission.

4.0 BASIC AND ADDITIONAL FEES FOR SERVICES

Fees below will be billed on a Time and Materials not to exceed basis in accordance with **Attachment I**. Fee estimates are provided for reference and based on the assumed scope of services and schedule below. Fees are subject to revision based on changes to this schedule or the scope as defined above. Additional services can be provided upon request and will be billed on a Time and Materials basis or by contract addendum.

A. BASIC SERVICES	Duration	T&M nte	Estimated Reimbursable Expenses
2.0 Project Scope and Fees			
2.1 Base Mapping	1 week	\$1,500	
2.2 Conceptual Site Planning	3 weeks	\$10,000	
2.3 Structural Assessment	6 weeks	\$16,500	
Total Fee Estimate		\$28,000	\$200

**Duration is defined as elapsed time from initiation of phase or scope of work upon our receipt of your written authorization to proceed.*

5.0 EXCLUSIONS

Sherwood shall not be required to provide the following services:

1. Agency Fees
2. Geotechnical Report
3. Boundary Survey
4. Structural Design except for as described above
5. Mitigation of contaminants resulting from unidentified leaking above ground or underground storage tanks
6. Soils testing, remediation, removal, or cathodic protection design
7. Hazardous Waste Remediation
8. Materials Testing and Inspection reports.
9. Building Waterproofing – other than items in scope
10. Utility demand engineering for electrical service, gas services, telecommunication service, streetlights and sidewalk lights
11. Connection location for buildings by others; electric meter and gas meter layout by MEP consultant
12. Traffic Engineering and Traffic Studies
13. Verification or inspection of construction activities in the field.

6.0 REIMBURSABLE EXPENSES

Reimbursable costs as defined in the schedule will be billed in accordance with Sherwood Design Engineers' Fee Schedule – see **Attachment I**. Ordinary expenses of approximately 10 percent of the labor budget should be anticipated.

7.0 INITIATION

Please return the Task Order via email to **Ryan Gregory** at rgregory@sherwoodengineers.com and cc **Andrea Reyes** at areyes@sherwoodengineers.com.

Sherwood Design Engineers thanks you for this opportunity to submit this proposal and look forward to beginning work with you on this exciting project!

Sincerely,

Ryan Gregory

Ryan Gregory PE
Associate Principal

EXHIBIT A – LIMIT OF WORK



ATTACHMENT I**PROFESSIONAL PERSONNEL SERVICE FEES**JANUARY 1, 2026 – DECEMBER 31, 2026

<u>Personnel</u>	<u>Rate</u>
Associate Principal	\$ 275
Senior Project Manager	\$ 265
Senior Engineer	\$ 260
Director of Technology	\$ 260
Project Manager	\$ 250
Senior Project Strategist	\$ 255
Senior Project Engineer	\$ 250
Project Engineer	\$ 230
Project Strategist	\$ 230
Computational Strategist	\$ 230
Design Engineer III	\$ 215
Designer III	\$ 215
CAD Manager	\$ 200
Design Engineer II / Designer II	\$ 205
Senior CAD Technician	\$ 195
Design Engineer I / Designer I	\$ 195
CAD Technician	\$ 175
Graphic Designer	\$ 170
Project Assistant	\$ 150

Principals', Managing Principals' and Design Principals' time on projects is chargeable at \$ 300 to \$ 370 per hour.

Charges for outside services, equipment, and facilities not furnished directly by Sherwood Design Engineers will be billed at cost plus 10%. Such charges may include, but shall not be limited to, printing reproduction services; shipping, delivery, and courier charges; sub-consultant fees and expenses; special fees, permits and insurance; transportation on public carriers, and consumable materials. Mileage will be charged at the prevailing IRS rate per mile.

These rates apply to the current period and are subject to increase by SDE each January 1 and July 1 or when foreign exchange rates cause the hourly rates to decrease in relation to the USD by more than 5% from the rate at the date of this Proposal.