

Hi Kristen,

Sorry for the delay in getting back to you. I really appreciate the heads up about the mitigation budget! Thank you for the great suggestions for re-allocating budget towards inspections.

Yes, as Chamberlain is getting close to wrapping up construction on Lots 9-11, we should dip into the project management funds to continue compliance inspections on Lots 9-11.

I believe the out-of-scope budget was for early analysis on the Addendum which now has its own budget and is largely completed, although we may need SWCA's assistance in answering some comments (deadline is June 17). If this is correct, we can re-allocate those funds for compliance monitoring and project management time for Lots 5-8, which plans to start in July.

Please estimate, based on monitoring time for Lots 9-11, how much additional budget beyond the out-of-scope budget, we would need to complete monitoring inspections for Lots 5-8, and we can initiate a contract amendment.

Thank you!

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**From:** Kristen Outten <koutten@swca.com>  
**Sent:** Tuesday, June 1, 2021 4:39 PM  
**To:** Camille Leung <cleung@smcgov.org>  
**Subject:** Highland Estates Budget Update

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Hello Camille,

I wanted to provide you with an update regarding the Highland Estates budget (see table below). While we still have approximately \$24k remaining in our overall budget, our compliance monitoring task is nearly used up (\$451 remaining as of last Friday). As you may recall, our scope assumed up to 18 months (1.5 years) of construction-phase compliance monitoring for Lots 5-11. We've now exceeded the 18-month construction schedule and used nearly the entire task budget on Lots 9-11. It's my understanding they are getting close to wrapping up construction on Lots 9-11, in which case we could dip into the project management funds to continue compliance inspections on Lots 9-11. However, additional compliance monitoring and project management time for Lots 5-8 would require additional funds for the out-of-scope work. Let me know if you would like to jump on a call to discuss the budget, or if you would like me to prepare a change order scope and cost estimate for the remaining four lots (i.e., Lots 5-8).

Phase	Task	Description	Contract Value	Total Invoiced	Remaining to Invoice	Unbilled through 05/27/2021	Remaining Budget
1		Project Management and Coordination	\$32,917.00	\$19,014.53	\$13,902.47	\$417.50	\$13,484.97
2		Compliance Monitoring	\$29,635.00	\$27,747.67	\$1,887.33	\$1,435.81	\$451.52
3		Out of Scope Work	\$17,789.00	\$10,000.00	\$7,789.00		\$7,789.00
	1	County	\$13,894.50	\$8,614.25	\$5,280.25		\$5,280.25
	2	Applicant	\$3,894.50	\$1,385.75	\$2,508.75		\$2,508.75
4		CEQA Addendum	\$22,211.00	\$19,758.25	\$2,452.75	\$35.50	\$2,417.25
		<b>Total Contract Value</b>	<b>\$102,552.00</b>	<b>\$76,520.45</b>	<b>\$26,031.55</b>	<b>\$1,888.81</b>	<b>\$24,142.74</b>

Thanks,  
Kristen

**Kristen Outten**  
Project Manager / Senior Biologist

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**From:** RNewman@ResolutionStrategiesInc.com  
**To:** Camille Leung  
**Cc:** Jack Chamberlain (jtuttle@aol.com); noel@nexgenbuilders.com; 'Larry Jacobson (laj@cohenandjacobson.com)'; Danee Cacci; Amy Ow; Steve Monowitz  
**Subject:** RE: Highland Estates Budget Update  
**Date:** Wednesday, July 21, 2021 4:08:00 PM  
**Attachments:** image002.png

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Camille,

While I wait for Jack and Noel to review the proposal and approve/comment, it occurred to me that it would likely not make sense for the developers to approve a new substantial budget until we understand what the County's position will be with respect to a reply to the neighbors and their counsel (or just through their counsel) and the potential to actually see building permits in time to grade the site prior to the annual prohibited period. Do you agree?

Of course, you won't know what that response will look like until Cotton Shires provides the responses to the neighbor's latest objections. However, in term of sequencing, it seems that we should see that work first, followed by the County Counsel's response (or perhaps Steve Monowitz) and then knowing the determination of the County with respect to the minor modification and then to the nuts and bolts of issuance of the building permits. Of course, I recognize that if the lot 5- 8 project was stalled for some reason, the need for monitoring would be negated.

Thanks,  
Rich

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**From:** Camille Leung <cleung@smcgov.org>  
**Sent:** Wednesday, July 21, 2021 11:11 AM  
**To:** RNewman@Rochex.com  
**Cc:** Jack Chamberlain (jtuttle@aol.com) <jtuttle@aol.com>; noel@nexgenbuilders.com; 'Larry Jacobson (laj@cohenandjacobson.com)' <laj@cohenandjacobson.com>; Danee Cacci <Daneec@nexgenbuilders.com>; Amy Ow <aow@smcgov.org>  
**Subject:** FW: Highland Estates Budget Update  
**Importance:** High

Hi Rich,

Checking to see if you have any comments on this Change Order for Lots 5-8 and status of payment for overdue monitoring costs.

Thanks

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**From:** Camille Leung  
**Sent:** Monday, July 5, 2021 2:07 PM  
**To:** Rich Newman (rnewman@rochex.com) <rnewman@rochex.com>; Jack Chamberlain <jtuttle@aol.com>  
**Cc:** 'noel@nexgenbuilders.com' <noel@nexgenbuilders.com>; robertpellegrine@yahoo.com; Amy Ow <aow@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>  
**Subject:** FW: Highland Estates Budget Update  
**Importance:** High

Hi Rich and Jack,

Please see attached for SWCA's proposal for a change order for mitigation monitoring for Lots 5-8. As described in the attached, the original contract did include monitoring of Lots 5-8. However, due to the longer duration of construction on Lots 9-11, the need for many follow-up inspections and correspondence, and delay in the start of construction on Lots 5-8, only about \$10,000 of the budget of the original contract remains for monitoring.

I have informed SWCA that I do not believe we should authorize this Change Order until requested unpaid fees are paid to the County for the monitoring of Lots 9-11.

Also, as summer is in full swing, please advise us as to when you will be planning to complete the requirements to pull the Building Permits for Lots 5-8. As you know, the wet season moratorium on grading begins October 1<sup>st</sup>, with Director approval, among other requirements, needed to undertake grading between Oct 1 and April 30.

Please let us know what your comments are on the Change Order, status of payment, and the schedule for construction on Lots 5-8.

Thanks

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**From:** Kristen Outten <koutten@swca.com>  
**Sent:** Monday, June 28, 2021 1:25 PM  
**To:** Camille Leung <cleung@smcgov.org>  
**Cc:** Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Melissa Andrikopoulos <mandrikopoulos@smcgov.org>; Amy Ow <aow@smcgov.org>  
**Subject:** RE: Highland Estates Budget Update

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Hello Camille,

Please find attached Change Order No. 3 to continue providing mitigation monitoring support for the Highland Estates Project. The attached scope and cost assume a 22-month construction schedule, which is consistent with what was required for Lots 9-11. Please let me know if you have any questions or would like to discuss the attached scope and costs in more detail.

Thank you,  
Kristen

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**From:** Camille Leung <cleung@smcgov.org>  
**Sent:** Monday, June 7, 2021 9:54 AM  
**To:** Kristen Outten <koutten@swca.com>  
**Cc:** Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Melissa Andrikopoulos <mandrikopoulos@smcgov.org>; Amy Ow <aow@smcgov.org>  
**Subject:** FW: Highland Estates Budget Update

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