

January 15, 2007

Mr. Harley A. Searcy
Richmond Civic Center Partners, LLC
800 W. South Street
Suite 1505
Los Angeles, CA 90017

Richmond Civic Center Master Plan
Phase 1 Consulting Fee Proposal

Owner's Representative
Project Management

Dear Mr. Searcy:

We are pleased to provide a proposal for consulting services to Richmond Civic Center Partners for the proposed Civic Center Master Plan Phase I.

Cost Planning and
Estimating

Background

The City of Richmond and the Richmond Redevelopment Agency (RRA) have engaged a design-build process for the proposed Phase I of the Civic Center which includes:

- Renovation/seismic upgrade and waterproofing of the existing City Hall
- New Hall of Justice [to Design Development phase]
- Renovation of the Bermuda Room and Pre-Function Areas
- Seismic upgrade of the Auditorium
- Renovation of the Civic Plaza
- Renovation/seismic upgrade and waterproofing of the existing Hall of Justice

Sustainability and
Energy Conservation

Dispute Resolution

Objective

Assist in developing the best value for the City of Richmond and the RRA for the Civic Center project including cost and schedule, lifecycle performance, durability, quality and aesthetics.

mack 5
1800 Powell Street
Suite 470
Emeryville, CA 94608

Fees

The project requires a range of consulting services as shown in the "Task List" on the following page and as attached to this proposal. The attachment outlines activities to date, and anticipated activities required to verify project cost/value and budget for this effort. To date Mack5 has been attending meetings, preparing cost estimates and reviewing/preparing documents on the Owner's behalf.

T: 510-595-3020

F: 510-595-1755

info@mack5.com

www.mack5.com

Because the exact scope of services is not currently completely defined, and the effort required to accomplish any given task is presently still to be determined, this proposal is based on time-expended, at the rate of \$135 per hour, with a maximum of \$147,373 as outlined in the attachment.

Consulting Tasks:

Attend meetings

- Provide support to the City of Richmond and RRA at contract, design and pre-construction meetings

Perform site walks/visits

- Richmond site to verify existing conditions and project scope; other sites as required

Review Contracts

- Review contracts on behalf of the City of Richmond and RRA

Budgets

- Review Total Project budgets provided by the City of Richmond, RRA, and Richmond Civic Center Partners, and Pankow/Overaa construction design/build budgets

Cost Estimating

- Provide cost estimates as basis for reconciliation with Pankow and Overaa

Bid Review & Reconciliation

- Review and reconcile Mack5 cost estimates vs. Pankow and Overaa pricing/scope

Value Engineering

- Provide value engineering and cost-saving suggestions to ensure value to City of Richmond and RRA

In addition to hourly billing, Mack5 will bill for reimbursable expenses as follows, at cost plus 10% administration fee:

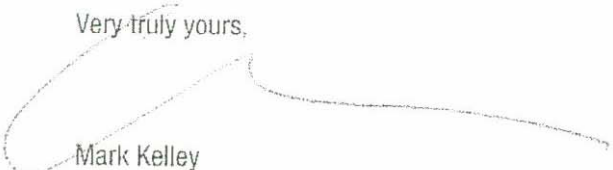
- Travel beyond 50 miles of Mack5 offices
- Reprographics and shipping
- Sub-consultants (as pre-approved by Richmond Civic Center Partners)

Mack5 invoices will be issued monthly at the end of each month, with payment due in 30 days.

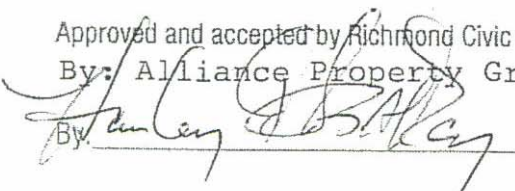
To note Richmond Civic Center Partners acceptance of this proposal, please sign and date below.

We look forward to working with you on this important assignment.

Very truly yours,


Mark Kelley
Principal

Approved and accepted by Richmond Civic Center Partners: (Executed pending approval of the City
By: Alliance Property Group Inc., Member

By: 
Date: 1/17/07

Title: Chief Executive Officer

Harley A. Searcy
Printed Name