

ARCHITECT: KMB architects
906 Columbia Street SW, Suite 400
Olympia, WA 98501

CLIENT: Mr. Doug Carey
Lewis County Facilities
Department
351 NW North Street
Chehalis, WA 98532

AMENDMENT NUMBER TWO (2)

AGREEMENT NO.: (2)

Date: 10/09/2020

The Subject Agreement is hereby modified as follows:

(A) BASIC SERVICE COMPENSATION:

Bid Package No. 1

Title: Architectural & Engineering Consulting Services for Capital Facilities Plan Projects
Project: Lewis County Juvenile Court Renovation Project
Client: Lewis County Facilities Department

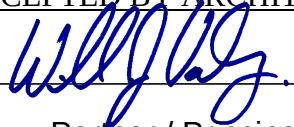
	NEW	PREVIOUS
(A) Maximum Basic Service Fee Amount	= \$634,560.00	\$ 0.00
(B) ADDITIONAL SERVICES COMPENSATION:		
1. Additional Services Authorized This Amendment	= \$247,906.00	\$ 0.00
2. Direct Expenses Authorized This Amendment	= \$16,226.00	\$ 0.00
1+2 = (B) Additional Service Total	= \$264,132.00	
A+B = A/E Agreement Total	= \$898,692.00	\$ 0.00

VALUE OF THIS AMENDMENT # 2 = \$898,692.00

Reference the attached Scope of Work for the description of services to be provided per this Amendment. Please sign and return this original.

ACCEPTED BY ARCHITECT:

LEWIS CO. AUTHORIZATION TO PROCEED:



Date 10/9/2020
Title Partner / Principal in Charge

Date _____
Title: _____

AMENDMENT NO. 2 SCOPE OF WORK

October 09, 2020

RE: Architectural & Engineering Consulting Services
For Capital Facilities Plan Projects
Lewis County

Lewis County Facilities Department
351 NW North St., Chehalis, WA 98532
Doug Carey
Doug.Carey@lewiscountywa.gov

This Amendment, when properly signed, shall be the agreed upon basis which the above referenced Agreement shall be modified:

B. Article III – ADDITIONAL SERVICES:

Bid Package No. 1

Provide the services as described below, which shall be invoiced directly against this Amendment, per the provisions of Article VII of the Conditions of the Agreement. The total amount for Additional Services rendered under this Amendment shall not exceed \$898,692.00

SCOPE OF SERVICE

Lewis County has requested to renovate and expand the existing Juvenile Court located at 1255 SW Pacific Ave., Chehalis, WA 98532. The existing facility needs to be expanded and reconfigured to better serve the Lewis County community and the youth and family that are part of the Juvenile Justice system. Based on the capital plan and facility needs discussions the County has directed KMB architects to assume the project budget of \$6,000,000. It is assumed that there will be approximately 3,000-4,000 SF of addition and 8,000-10,000 SF of renovation as part of the project. KMB architects has assumed that the Maximum Allowable Construction Contract (MACC) will be \$4,800,000.

Scope of Professional Services for the Juvenile Court Renovation Project, KMB architects' proposes to provide design services for design through construction administration completion. The scope of work for design services includes Architectural, Structural, Mechanical, Electrical, security electronics, and cost consulting, as described in accompanying Proposal Memorandum and attachments.

Schedule of Performance:

Services provided shall be completed on or before December 31, 2022.

Proposal Memorandum

Date: September 18, 2020
To: Mr. Doug Carey
Lewis County Facilities Department
351 NW North Street, Chehalis WA 98532
Doug.Carey@lewiscountywa.gov
From: Bill Valdez, PE, Partner
Project: Lewis County Master Contract: Architectural & Engineering Consulting Services for Capital Facilities Plan Projects
Lewis County Juvenile Court Renovation Project
Subject: Fee Proposal – Professional Services Agreement No.2
KMB Job. No.: J2037B
Copied to: Sheri O'Brien, AIA, Partner; James Hill, AIA, Partner; Paul Faul, KMB Business Manager, file

Doug –

KMB architects is pleased to present this fee proposal for architectural services for the Lewis County Juvenile Court Renovation project. This Professional Services proposal encompasses design, bidding and construction administration services for the scope of work that was defined during the Capital Facilities Plan Master Plan process and the site walk and supporting correspondence on June 25, 2020 and July 6, 2020.

Project Understanding

Lewis County would like to renovate and expand the existing Juvenile Court located at 1255 SW Pacific Ave., Chehalis, WA 98532. The existing facility needs to be expanded and reconfigured to better serve the Lewis County community and its youth and family that are part of the Juvenile Justice system. Based on the capital plan and facility needs discussions the County has directed KMB architects to assume the project budget of \$6,000,000. It is assumed that there will be approximately 3,000-4,000 SF of addition and 8,000-10,000 SF of renovation as part of the project. KMB architects has assumed that the Maximum Allowable Construction Contract (MACC) will be \$4,800,000.

The following are general programming and operational assumptions that are made regarding the Juvenile Court:

- A. Guardian Ad Litem (GAL) is currently located in the Lewis County STAR Building and will continue to operate at that location.
- B. Juvenile Court proceedings are occurring virtually and at the Lewis County Courthouse. It is assumed that will continue following the COVID-19 outbreak, which will limit Courtroom space requirements and reduce the parking demand at the existing Juvenile Court building.
- C. The existing detention program operates with 3 FTE's: 1 CCR and 2 Float officers. The facility needs to be designed to be able to maintain these staffing levels.
- D. Juvenile offender housing capacity is set by the Court at a 24 total bed capacity. The youth offender typical gender ratio is 2 male:1 female offender. Ideal pod housing configuration is as follows:

- a. One (1) 12 Occupant unit
- b. Two (2) 6 Occupant units
- E. Parking needs to be assumed to be as follows:
 - a. County vehicles = 7
 - b. Juvenile Court Staff = 11 Vehicles
 - c. Juvenile Detention Staff = 4 Staff
 - d. Public & Visitor Vehicles = 24

The scope of the renovation and expansion will include the following:

1. Fire suppression needs to be provided throughout the facility.
2. Reconfigure and add Juvenile Probation Offices to meet current and future staffing needs.
3. Reconfigure and add Juvenile Probation Storage to meet current and future staffing needs.
4. Reconfigure Conference Room to accommodate 30-40 Occupants with ability to be used as a tactics training room. Conference room to also be configured to act as a Staff Lounge
5. Add a Urine Analysis (UA) sample restroom in the staff area.
6. Provide additional staff restrooms and expand staff locker room capacity.
7. Reconfigure building mechanical and electrical rooms to be separate rooms to meet current code.
8. Reconfigure to move the laundry area inside of the secured Juvenile Detention area so youth offenders are able to do their own laundry as part of skills development and programs.
9. Modernize existing cells / sleeping rooms to be more normative and reduce maintenance. Remove VCT flooring, window coverings and ligature opportunities.
10. Renovate and expand youth offender showers to be single use shower rooms.
 - a. One (1) at maximum housing
 - b. One (1) at administrative housing
 - c. Three (3) at general housing
11. Relocate visitation to the front of the facility to be off of the public lobby.
12. Expand and renovate the public lobby to be inviting, comfortable and secure.
13. Relocate the vehicle sallyport to the rear of the building to improve facilities operations and security.
14. Add a dedicated youth offender property room near intake and housing.
15. Expand youth education programs to accommodate 3 classrooms:
 - a. One (1) 12-student classroom
 - b. Two (2) 6-8 – student classrooms
16. Modernize and renovate the outdoor recreation area to be more user friendly. Provide sports court, grass area, and reduce climbing and security issues. Ideally the outdoor recreation area would be coordinated with the educational gardening program.
17. Central Control Room (CCR) to be expanded and relocated to ideally have direct vision into each of the housing units.
18. Relocate the Detention Manager's office out of the secured area.
19. Reconfigure the medical area to provide space for the contracted doctor, nurse, exam room, shower facility, and prescription / secured storage room.
20. Provide minimal site reconfiguration to parking areas to accommodate the assumed stall requirements indicated above. Provide barriers and gates to separate public, staff and County parking zones.

The design team will coordinate with the existing Security Electronics and Courtroom Technology & AV vendors and with the County's IT & Security teams to determine requirements, equipment locations and review future technology possibilities; and determine what might be allowed/required by policy level decision and plan infrastructure accordingly. The design team will provide power, cabling and conduit pathways and engineers systems.

Security Electronics Systems:

- Access Control Devices
- Motion Detection
- Duress Systems
- Security Cameras & Video recording Systems

Courtroom Technology & AV

- Courtroom Microphones
- Voice Reinforcement & Noise Masking Speakers
- Digital Audio Recording
- Video Conferencing/Arraignment System
- Docket Displays
- Evidence and Court Presentation System
- Assistive Listening System

Proposed Scope of Services

KMB architects' proposes to provide design services for design through construction administration completion. The scope of work for design services includes Architectural, Structural, Mechanical, Electrical, security electronics, and cost consulting. The following summarizes the proposed project team:

- A. Architects – KMB architects, Bill Valdez, PE, Partner, Sheri O'Brien, AIA, Partner
- B. Structural Engineering – tk1sc – Jason Tornquist, PE, SE
- C. Mechanical (HVAC, Plumbing) Engineering – Hargis, Brian Haugk, PE
- D. Electrical (Power) Engineering – Hargis, Erik Stearns PE, Principal.
- E. IT & Security Electronics Consulting – Hargis, Patrick Shannon, RCDD,
- F. Civil Engineering – RB Engineering, Robert Balmelli, PE
- G. Landscape Architecture – Aspen Design Group, Paul Dix
- H. Hazardous Materials Assessment – Medtox, Jon Havelock, CSP, CHMM
- I. Cost Estimating – JMB Consulting – Jon Bayles

Programming & Schematic Design:

- 1) Site: Research existing conditions and application requirements.
- 2) Lead (4) Owner meetings in person. Virtual if COVID required.
- 3) Provide conceptual floor plan design options (3 Max.)
- 4) Conduct building codes compliance reviews.

***Owner to review and approve design prior to proceeding with Design Development Documents.*

Design Development Documents:

- 1) Lead (3) Owner meetings in person. Virtual if COVID required.
- 2) Lead Design Team meetings.
- 3) Lead general design coordination and input.
- 4) Provide quality review of deliverables.
- 5) Provide electronic set of drawings
- 6) Prepare cut sheet /or outline specifications.

***Owner to review and approve design prior to proceeding with Construction Documents.*

Construction Documents:

- 1) Lead (3) Owner meetings in person. Virtual if COVID required.
- 2) Lead Design Team meetings.
- 3) Lead general design coordination and input.
- 4) Provide quality review of deliverables.
- 5) Provide electronic set of drawings
- 6) Provide specifications prepared for bidding.
- 7) Submit documents for permitting and respond to comments from AHJ

***Owner to review final documents and provide feedback*

Bidding:

- 1) Prepare addenda questions and release.
- 2) Assist in bid review and negotiation.

Construction Administration:

- 1) Participate in up to (1) Owner/Architect/Contractor Preconstruction meeting at the site in person.
- 2) Assumed to be approximately a ten (10) month construction duration.
- 3) Participate in bi-weekly Owner/Architect/Contractor meetings up to (20) at the site in person.
- 4) Participate in up to (3) Owner/Architect/Contractor Punchlist/Back Punch meetings at the site in person.
- 5) Assist with local jurisdictions for project modifications.
- 6) Perform submittal reviews, request for information, change orders, payment application, construction observation and other subsequent construction administration documentation.

Assumptions:

- 1) Coordination of Owner provided furniture is added scope.
- 2) Preparation of conformed set of drawings to match built conditions is an added scope.
- 3) Special meetings created by Owner or subsequent Owner modified work during construction are subject to added fee.
- 4) Owner provided engineering includes but is not limited to surveys, environmental, envelope, hazardous materials, estimating, and construction management.
- 5) Change of Work: If the scope of the Project or the Architect's services is changed materially, it shall be acknowledged in writing signed by both the Architect and the Owner. The amounts of compensation shall be equitably adjusted.
- 6) Reimbursable Expenses: Are in addition to the Architect's compensation and include expenses incurred by the Architect and Architect's employees and consultants in the interest of the Project including, but not limited to expenses of transportation in connection with out-of-town travel authorized by the Owner; fees paid for securing approval of authorities having jurisdiction over the Project; reproductions; postage and handling of documents; expense of overtime work requiring a higher than regular rates, if authorized by the Owner; renderings and models requested by the Owner; expense of additional coverage or limits, including professional liability insurance, requested by the Owner in excess of that normally carried by the Architect and the Architect's consultants.

Basic Services

A. Architectural fee (Refer to attached KMB architects task-based tables for fee distribution by Phase)	\$448,080
B. Mechanical/Plumbing/Fire Sprinkler Engineering (Refer to attached proposal from Hargis)	\$91,380
C. Structural Engineering (Refer to attached proposal from tk1sc)	\$22,000
D. Electrical Service & Fire alarm (Refer to attached proposal from Hargis)	\$73,100

Subtotal Basic	\$634,560
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Additional Services

A. Cost Estimating Services (SD, DD & CD Phases) (Refer to attached proposal from JMB Consulting)	\$30,400
B. Security Design (Refer to attached proposal from KMB architects)	\$38,200
C. Low Voltage System Engineering	\$53,600
a. Electronic Security & CCTV Systems Design	
b. Telecommunications (Refer to attached proposal from Hargis)	
D. Creating Electronic As Built of Existing Facility (Refer to attached proposal from KMB Architects)	\$24,800

E. Civil Engineering Services (Refer to attached proposal from RB Engineering)	\$46,730
F. Landscape Architecture (Refer to attached proposal from Aspen Design)	\$11,250
G. Hazardous Materials Survey	Excluded
H. Hazardous Materials Abatement Design	Excluded
I. Additional Services Consultant 10% Mark-up	\$27,486
Subtotal Additional Services	\$247,906
J. KMB architects team Direct Expenses Costs (Note: Bid set printing is by Owner)	\$ 16,226
a. Printing Costs	\$ 3,000
b. Travel/Meals/Mileage	\$12,226
c. Miscellaneous Direct Costs	\$ 1,000
Subtotal Basic + Additional Services + Expenses	\$898,692

- A. Services by Others, not included in KMB contract scope unless designated otherwise
- a. Independent Commissioning program (Owner's consultant) ---
 - b. Energy and Daylight Modeling ---
 - c. Life Cycle Cost Analysis ---
 - d. LEED Certification fee (Owner project cost) ---
 - e. Interior Furnishings, FF&E, design include in additional services, purchasing and installation by Owner,
 - f. Site Survey (Owner project cost) ---
 - g. Geotechnical survey, design letter and inspections (Owner project cost) ---
 - h. Testing and balancing (Owner project cost) ---
 - i. Hazardous Materials abatement (Owner project cost) ---
 - j. Roofing & Building Enclosure consultant (Owner project cost) ---
 - k. Special studies requested by AHJ or Lewis County ---

Draft Schedule

The following is the anticipated schedule dates based on the Project Schedule:

- **September 23, 2020 Kick-off and Scoping**
- Programming & Schematic Design Phase - 3 Months
- Design Development Phase – 3 Months
- Contract Documents – 4 Months
- Bidding & Contracting – 2 Months
- Construction Phase – 10 Months
 - Substantial Completion – July 2022
- Closeout & Post Construction Phase – 2 months

Please do not hesitate to call me to discuss or if you have any questions regarding this Professional Services Proposal request. We're looking forward to continuing our successful relationship with Lewis County.

Sincerely,
KMB architects



Bill Valdez, Partner

Attachments: Hargis Proposal
 tk1sc Proposal
 RB Engineering Proposal
 Aspen Design Proposal
 JMB Consulting Proposal
 KMB architects Task Spreadsheet

Work Plan - Architectural Design										September 18, 2020	
Task ID	Task Description Courts Design Services	Schedule	Subtotals	Total Hours	Staffing Resources (see legend below)						
					PIC	SPM	PM	CA	APM	CAD	PA
					\$ 200.00	\$ 165.00	\$ 150.00	\$ 135.00	\$ 110.00	\$ 95.00	\$ 90.00
0.00	Additional Services										
0.01	Project Management	KMB	\$ -	0							
0.02	Interaction w/ Stakeholders		\$ -	0							
0.03	Document Checking		\$ -	0							
0.04	Permitting Authority consulting & coordination		\$ -	0							
0.04	User agency data collection		\$ -	0							
0.05	User agency coordination (2 Programming Meeting)		\$ -	0							
0.06	Court / Jail Design		\$ -	0							
0.07	Planning/Masterplanning		\$ -	0							
0.08	Programming		\$ -	0							
0.09	Cost Estimating		\$ -	0							
0.10	Scheduling		\$ -	0							
0.11	Field Verification & Documentation		\$ 24,800	160	40		40	80			
Additional Services			\$ 24,800	160	40	0	40	80	0	0	0
1.00	Schematic Design Phase										
1.01	Project Management	KMB	\$ 4,380	28	6		20				2
1.02	Interaction w/ Stakeholders		\$ 8,400	48	24		24				
1.03	QA/QC Review		3,200	20	4		16				
1.04	Permitting Authority consulting & coordination		4,000	24	8		16				
1.05	User agency data coordination (3 Meetings)		11,640	72	24		24	24			
1.06	Court / Jail Design		50,160	328	72		80	176			
1.07	Specifications		-	0							
1.08	Materials Research		-	0							
1.09	Cost Estimating		1,600	8	8						
1.10	Scheduling		800	4	4						
			-	0							
Schematic Design Phase			\$ 84,180	532	150	0	180	200	0	0	2
2.00	Design Development Phase										
2.01	Project Management	KMB	\$ 4,800	30	6		24				
2.02	Interaction w/ Stakeholders		\$ 8,400	48	24		24				
2.03	QA/QC Review		3,200	20	4		16				
2.04	Permitting Authority consulting & coordination		6,400	40	8		32				
2.05	User agency data coordination (3 Meetings)		11,640	72	24		24	24			
2.06	Court / Jail Design		49,160	336	40		80	216			
2.07	Architectural Specifications		6,000	40			40				
2.08	Materials research		1,500	10			10				
2.09	Cost estimating		1,600	8	8						
2.10	Scheduling		800	4	4						
			-	0							
Design Development Phase			\$ 93,500	608	118	0	250	240	0	0	0
3.00	Construction Documents Phase										
3.01	Project Management	KMB	\$ 4,000	24	8		16				
3.02	Interaction w/ Stakeholders		\$ 5,600	32	16		16				
3.03	QA/QC Review		5,600	32	16		16				
3.04	Permitting Authority consulting & coordination		5,200	34	2		32				
3.05	User agency data coordination (3 Meetings)		8,400	48	24		24				
3.06	Court / Jail Design		80,320	584	8		64	512			
3.07	Architectural Specifications		10,800	64	24		40				
3.08	Materials research		5,400	36			36				
3.09	Cost estimating		4,400	24	16		8				
3.10	Scheduling		4,400	24	16		8				
			-	0							
Construction Documents Phase			\$ 134,120	902	130	0	260	512	0	0	0
4.00	Bidding Phase										
4.01	Project Management	KMB	\$ 600	4			4				
4.02	Bidding materials		\$ 2,820	20			8	12			
4.03	Addenda		1,680	12			4	8			
4.04	Bidding		1,600	10	2		8				
4.05	Analysis of Substitutions		1,200	8			8				
4.06	Bid Evaluation		1,400	8	4		4				
4.07	Contract Agreements		800	4	4						
			-	0							
Bidding Phase			\$ 10,100	66	10	0	36	20	0	0	0

5.00	Construction Contract Administration Phase										
5.01	Project Management	KMB	\$ 19,880	128	40			88			
5.02	Architectural Construction Administration		\$ 52,320	376	24			352			
5.03	Disciplines Interaction		5,940	44				44			
5.04	Document Checking		4,800	24	24						
5.05	Permitting Authority Consulting		3,240	24				24			
5.06	Construction Field Observation (Bi-Weekly=20 Total)		28,000	192	32			160			
5.07	Construction Field Punchlist Observation (3 Total)		3,240	24				24			
5.08	Scheduling		-	0							
5.09	Cost Accounting		-	0							
Construction Contract Administration Phase			\$ 117,420	812	120	0	0	692	0	0	0
6.00	Project Closeout Phase										
6.01	Project Closeout		\$ 3,240	24				24			
6.02	Processing Record Documents		3,120	72	8			48		16	
6.03	Operations and Maintenance Manuals		1,600	60	8			52			
6.04	Warranty Period		800	36	4			32			
Project Closeout Phase			\$ 8,760	192	20	0	0	156	0	16	0
Total Basic Services			\$ 448,080	3,112	548	0	726	1820	0	16	2
7.00	Reimbursable Expenses										
	Allowance for printing		\$ 3,000	0							
	Meals/Travel		\$ 3,780	0							
	Parking		\$ -	0							
	Allowance for mileage		\$ 8,446	0							
	Allowance Misc Direct Cost		\$ 1,000	0							
			\$ 16,226	0							
Total Reimbursable Expenses			\$ 16,226								

KMB Staffing Resources Legend

PIC	Principal In Charge
SPM	Associate / Senior Architect / Senior Project Manager
PM	Project Architect/Project Manager/Designer
CA	Staff Architect/Designer/CA Specialist
APM	Assistant Project Manager
CAD	CAD Technician
PA	Project Assistant

Fee Summary

	Total
Schematic Design Phase	\$ 84,180
Design Development Phase	93,500
Construction Documents Phase	134,120
Bidding Phase	10,100
Construction Contract Administration Phase	117,420
Project Closeout Phase	8,760
Total Basic Services	\$ 448,080
Total Reimbursable Expenses	16,226
Total Architectural Fees	\$ 464,306

Work Plan - Security Consulting Services

September 18, 2020

Task ID	Task Description	Schedule	Subtotals	Total Hours	Staffing Resources (see legend below)						
					PIC	SPM	PM	CA	APM	CAD	PA
					\$ 200.00	\$ 165.00	\$ 150.00	\$ 135.00	\$ 110.00	\$ 95.00	\$ 90.00
1.00	Schematic Design Phase										
1.01	Project Management	KMB	\$ -	0							
1.02	Interaction w/ Stakeholders		\$ 600	4			4				
1.03	Document Checking		800	4	4						
1.04	Permitting Authority consulting & coordination		-	0							
1.05	User agency data coordination (1 Meetings)		1,500	10			10				
1.06	Security Design		4,200	28			28				
1.07	Specifications		1,200	8			8				
1.08	Materials Research		-	0							
1.09	Cost Estimating		300	2			2				
1.10	Scheduling		-	0							
			-	0							
Schematic Design Phase			\$ 8,600	56	4	0	52	0	0	0	0
2.00	Design Development Phase										
2.01	Project Management	KMB	\$ -	0							
2.02	Interaction w/ Mackenzie		\$ 600	4			4				
2.03	Document Checking		1,400	8	4		4				
2.04	Permitting Authority consulting & coordination		-	0							
2.05	User agency data coordination (1 Meeting)		1,500	10			10				
2.06	Security Design		4,200	28			28				
2.07	Security Specifications		1,200	8			8				
2.08	Materials research		-	0							
2.09	Cost estimating		300	2			2				
2.10	Scheduling		-	0							
			-	0							
Design Development Phase			\$ 9,200	60	4	0	56	0	0	0	0
3.00	Construction Documents Phase										
3.01	Project Management	KMB	\$ -	0							
3.02	Interaction w/ Stakeholders		\$ 600	4			4				
3.03	Document Checking		2,000	12	4		8				
3.04	Permitting Authority consulting & coordination		-	0							
3.05	User agency data coordination (1 Meeting)		1,800	12			12				
3.06	Security Design		3,600	24			24				
3.07	Security Specifications		2,400	16			16				
3.08	Materials research		-	0							
3.09	Cost estimating		600	4			4				
3.10	Scheduling		-	0							
			-	0							
Construction Documents Phase			\$ 11,000	72	4	0	68	0	0	0	0
4.00	Bidding Phase										
4.01	Project Management	KMB	\$ -	0							
4.02	Bidding materials		\$ 1,800	12			12				
4.03	Addenda		600	4			4				
4.04	Bidding		-	0							
4.05	Analysis of Substitutions		1,200	8			8				
4.06	Bid Evaluation		-	0							
4.07	Contract Agreements		-	0							
			-	0							
Bidding Phase			\$ 3,600	24	0	0	24	0	0	0	0

5.00	Construction Contract Administration Phase									
5.01	Project Management	KMB	\$ -	0						
5.02	Security Construction Administration		\$ 2,400	16			16			
5.03	Interaction w/ Stakeholders		1,200	8			8			
5.04	Document Checking		400	2	2					
5.05	Permitting Authority Consulting		600	4			4			
5.06	Construction Field Observation (2 Total)		3,000	20			20			
5.07	Documents		2,400	16			16			
5.08	Scheduling		-	0						
5.09	Cost Accounting		-	0						
Construction Contract Administration Phase			\$ 10,000	66	2	0	64	0	0	0
6.00	Project Closeout Phase									
6.01	Project Closeout		\$ 600	4			4			
6.02	Processing Record Documents		1,400	9	1		8			
6.03	Operations and Maintenance Manuals		1,200	8			8			
6.04	Warranty Period		1,200	8			8			
Project Closeout Phase			\$ 4,400	29	1	0	28	0	0	0
Total Basic Services			\$ 38,200	307	15	0	292	0	0	0

7.00	Reimbursable Expenses									
	Allowance for printing		\$ -	0						
	Meals/Travel		\$ -	0						
	Parking		\$ -	0						
	Allowance for mileage		\$ -	0						
	Allowance Misc Direct Cost		\$ -	0						
			\$ -	0						
Total Reimbursable Expenses			\$ -							

KMB Staffing Resources Legend

PIC	Principal In Charge
SPM	Associate / Senior Architect / Senior Project Manager
PM	Project Architect/Project Manager/Designer
CA	Staff Architect/Project Manager/Designer/CA Specialist
APM	Assistant Project Manager/Architectural Intern
CAD	CAD Technician
PA	Project Assistant

Fee Summary

	Total
Schematic Design Phase	\$ 8,600
Design Development Phase	\$ 9,200
Construction Documents Phase	\$ 11,000
Bidding Phase	\$ 3,600
Construction Contract Administration Phase	\$ 10,000
Project Closeout Phase	\$ 4,400
Total Basic Services	\$ 38,200
Total Reimbursable Expenses	-
Total Architectural Fees	\$ 38,200

August 31, 2020

KMB Architects
906 Columbia Street SW
Suite 400
Olympia, WA 98501

Attention: Bill Valdez, PE, Partner

Regarding: Fee Proposal – Engineering Services
Lewis County Juvenile Court Renovation

References: (1) email RFP from KMB dated August 21, 2020

We appreciate the opportunity to partner with KMB Architects for the proposed renovation and expansion of the existing Lewis County Juvenile Court. We are pleased to furnish this proposal for mechanical, electrical, telecommunications and security consulting engineering services, in accordance with References (1) and the following.

Scope of Services

Scope includes design and construction contract administration for approximately 10,000 square feet (sf) of renovation and approximately 4,000 sf of expansion to the existing Juvenile Court in Chehalis, Washington. The project includes interior modernization and renovation of existing spaces such as offices, conference rooms, restrooms, CCR, holding cells, locker rooms and showers, laundry room, medical area, lobby, visitation. Includes addition of three classrooms. Includes limited site work at existing parking areas to accommodate gates and segregation of existing parking as well as relocation of vehicle Sallyport. Includes addition of fire sprinklers throughout the facility.

The construction cost (MACC) for the project is \$4,800,000. We understand that the project will be completed as a design/bid/build project. The schedule allows for a 10-month design duration and a 14-month duration for bidding, construction and closeout. Construction is scheduled to start Sept 2021 with substantial completion in July 2022 plus a 2 month closeout and post construction phase.

PROPOSAL CLARIFICATIONS

- Drawings will be produced using REVIT. Under basic services, we have included posting of model updates on a monthly basis during the design phase.
- The building will be designed in accordance with the 2018 Washington State Energy Code Commercial Provisions.
- Assumes that “Substantial Alteration” requirements will not be triggered by this project
- We understand that the project will not pursue LEED certification.

SCOPE OF BASIC SERVICES

A. Electrical Engineering

1. Normal power distribution system design within the building, including design of supplemental distribution equipment and feeder systems to support the addition and renovation. Assumes the existing electrical service and emergency power system will be reused.
2. Branch power design for facility loads including mechanical equipment, owner equipment and general power and lighting for the building in accordance with code and program requirements.
3. Interior lighting, including lighting floor plans associated circuiting and lighting controls. Includes design of egress and exit lighting as coordinated with the building life safety plans. We anticipate light fixture selections will be made in conjunction with KMB.
4. Lighting control system design as required by the energy code and program requirements.
5. Fire alarm systems design coordination and performance specifications for renovation and addition. Assumes existing fire alarm control panel will remain.
6. Electrical energy code calculations and documentation.
7. Review of electrical cost opinion prepared by JMB consulting for SD, DD and CD phases.
8. Scope includes allowance for meetings with the owner including 2 meetings during the programming/SD phase, 2 meetings during the DD phase and 3 meetings during the CD phase. We anticipate that the majority of the meetings will be virtual for this project.

B. Mechanical Engineering

1. Distribution of domestic plumbing system will be modified to support the restroom, breakroom, locker room, etc. upgrades as part of the remodel. Main service size is not anticipated to be upgraded as the fixture quantities look to remain fairly equal. New water heaters will be provided. Restrooms will be upgraded and replaced with new fixtures meeting ADA requirements and low flow fixture utilized. Showers will be low flow style utilizing 1.5 GPM.
2. HVAC system will be upgraded and expanded to support the addition and renovation. New equipment is anticipated for the addition based on the total square footage getting added. A VRF unit with DOAS system is anticipated for this scope of work. Exhaust for specialty rooms will be provided.
3. Hydronic heating and cooling shall remain from the campus central plant as much as possible.
4. Building control system shall be designed utilizing Siemens.
5. Fire sprinkler system design shall include coordination, schematic drawings and performance specifications.
6. Mechanical energy code calculations and documentation. Assumes energy modeling approach is not necessary for this project.

7. Review of mechanical cost opinion prepared by JMB consulting for SD, DD and CD phases.
8. Scope includes allowance for meetings with the owner including 2 meetings during the programming/SD phase, 2 meetings during the DD phase and 3 meetings during the CD phase. We anticipate that the majority of the meetings will be virtual for this project.

Documentation

- A. Schematic Design Phase: Preliminary drawings and sketches, design narrative, cost opinion.
- B. Design Development: Preliminary drawings, outline specifications.
- C. Construction Documents: Drawings, specifications. Proposal includes one building permit submittal and one bid submittal.
- D. Bidding Phase: Addenda as required.
- E. Construction Phase: Review of submittals and shop drawings, four (4) mechanical and three (3) electrical site visits and construction meeting attendance during progress of construction, one substantial completion review, and one final review. Response to RFI's. Due to the nature of this project and the construction phase duration, we propose additional construction administration services under "Enhanced Construction Administration".

Additional Services Included in Fee

- A. Enhanced Construction Administration: Work includes additional construction administration services based on the intensive nature of the mechanical and electrical systems remodel, and the duration of the construction phase. We have included the following additional effort:

Mechanical

- Additional Weekly CA Effort: 44 wks @ 2 hrs/wk = 88 hours
- Additional Site Visits, OSO during Construction: 3 visits @ 8hrs/visit = 24 hrs

Electrical

- Additional Weekly CA Effort: 44 wks @ 1.5 hrs/wk = 66 hours
- Additional Site Visits, OSO during Construction: 2 visits @ 8hrs/visit = 16 hrs

- B. Building Telecommunications System Design & Construction Administration: Scope of services includes design for structured telecommunication cabling systems.
 - Participate in (2) programming meetings with Owner
 - Programming and coordination efforts with the Design Team and Owner
 - Planning and design of modifications to existing Telecommunications Rooms and spaces
 - Design of the telecommunications cabling infrastructure and installation requirements
 - Design of cabling pathways for horizontal and backbone cabling
 - Design of cabling to support wireless access points (WAP) based on owner-standard layouts. WAP's are owner-furnished, owner-installed. Wireless heat mapping studies are not included.

- Construction administration efforts including on-site observations, submittal reviews, responding to questions and evaluating pay applications and cost proposals.
 - This proposal assumes that no new telecommunications rooms will be required to support the upgraded program of spaces.
- C. Audio/Visual System Design and Construction Administration: Scope of services includes design for audiovisual (AV) systems for (1) courtroom, video arraignment, docket displays, evidence and courtroom presentation, digital audio recording, voice reinforcement, noise masking and assistive listening system. Scope of AV design includes coordination with Owner and design provisions for Owner-Provided AV equipment.
- Participate in (2) programming meetings with Owner to define and document the AV system requirements, existing systems, and confirmation of capacity.
 - Plan drawings identifying device types, locations, rough-in and pathway requirements.
 - Coordination with electrical, architectural, and other design disciplines.
 - Wall elevations, rough-in schedule and pathway diagrams and details to specify pathway and cabling installation and termination requirements.
 - Develop system specification identifying materials and installation requirements.
 - Construction Administration including submittal reviews, RFI responses and punchlist review.
 - This proposal assumes that the existing systems can support the addition of new equipment and that system selection shall be by owner.
- D. Building Security System Design and Construction Administration: Scope of services includes design for electronic security systems, including access control, intrusion detection and video surveillance systems.
- Participate in (1) programming meeting with Owner.
 - Plan drawings specifying security equipment and device locations, associated cabling requirements, and pathways.
 - Detail drawings to identify installation requirements.
 - Coordinating the security systems with other trades and systems including: electrical, mechanical, telecommunications, door hardware, fire alarm, and elevators and specifying integration requirements.
 - Systems specification to define system operation, material and execution requirements.
 - Construction Administration services to observe progress and verify the systems are installed in compliance with design drawings and specifications.
 - This proposal assumes that the existing CCTV and intrusion detection systems have capacity to accommodate the needs of this project and does not include full system replacement outside of the project areas.
 - This proposal assumes that the existing custody control system will support relocation (as noted in the scope of work) without full replacement.

The design team will coordinate with the existing Security Electronics and Courtroom Technology & AV vendors and with the County's IT & Security teams to determine requirements, equipment locations and review future technology possibilities; and determine what might be allowed/required by policy level decision and plan infrastructure accordingly. The design team will provide power, cabling and conduit pathways and engineers systems.

Security Electronics Systems:

- Access Control Devices
- Motion Detection
- Duress Systems
- Security Cameras & Video recording Systems

Courtroom Technology & AV

- Courtroom Microphones
- Voice Reinforcement & Noise Masking Speakers
- Digital Audio Recording
- Video Conferencing/Arraignment System
- Docket Displays
- Evidence and Court Presentation System
- Assistive Listening System

Optional Additional Services Not Included in Fee

The following items may be contracted as additional services in addition to our proposal.

- A. Design of upgrades to electrical utility service, power distribution equipment or emergency/standby power system
- B. Design of upgrades to main building HVAC, plumbing and mechanical controls systems
- C. Design or coordination of site utilities
- D. Energy modeling or ELCCA
- E. LEED Analysis, documentation or preparation of Owner Requirements Document (OPR)
- F. Commissioning or commissioning assistance
- G. Design or coordination of distributed antenna system (DAS)
- H. Utility rebate application and coordination
- I. Multiple bid packages
- J. Value Engineering or Constructability Review participation
- K. Preparation of project record drawings
- L. Comparison and/or extensive programming of low-voltage systems.
- M. Replacement/upgrade of systems outside the project areas unless otherwise noted.

Fee

A. Basis: Lump sum

B. Amount – Basic Services

1. Mechanical Engineering

a. Schematic Design (18%)	\$ 16,448
b. Design Development (20%)	\$ 18,276
c. Construction Documents (31%)	\$ 28,328
d. Bidding (2%).....	\$ 1,828
e. Construction Administration (27%).....	\$ 24,672
f. Closeout (2%)	<u>\$ 1,828</u>

Total Mechanical**\$ 91,380**

2. Electrical Engineering

a. Schematic Design (18%)	\$ 13,158
b. Design Development (20%)	\$ 14,620
c. Construction Documents (31%)	\$ 22,661
d. Bidding (2%).....	\$ 1,462
e. Construction Administration (27%).....	\$ 19,737
f. Closeout (2%)	<u>\$ 1,462</u>

Total Electrical**\$ 73,100**

C. Amount – Additional Services

1. Mechanical Engineering:

a. Enhanced Construction Administration (112 hrs @ \$150/hr)	<u>\$ 16,800</u>
Subtotal.....	<u>\$ 16,800</u>

2. Electrical Engineering:

a. Enhanced Construction Administration (82 hrs @ \$150/hr) ..	<u>\$ 12,300</u>
Subtotal.....	<u>\$ 12,300</u>

NOT INCLUDED

2. Low-Voltage Engineering – Design Phase:

b. Building Telecommunications (40 hrs @ \$150/hr)	\$ 6,000
c. Courtroom Audio/Visual (60 hrs @ \$150/hr).....	\$ 8,000
d. Electronic Security (80 hrs @ 150/hr)	<u>\$ 12,000</u>
Subtotal.....	<u>\$ 26,000</u>

3. Low-Voltage Engineering – Bidding/Construction Phases:

a. Building Telecommunications (32 hrs @ \$150/hr)	\$ 4,800
b. Courtroom Audio/Visual (56 hrs @ \$150/hr).....	\$ 8,400
c. Electronic Security (96 hrs @ \$150/hr)	<u>\$ 14,400</u>
Subtotal.....	<u>\$ 27,600</u>

- D. Reimbursable Expenses: Reimbursable expenses include travel expenses, assuming the official project documentation is distributed to Hargis. Anticipated expenses approximately \$3,000.
- E. Additional Services: Based on standard hourly rates effective at the time that Additional Services are authorized. Hourly rates are as listed below will be escalated 3% per year each January 1 beginning in 2021. Fee must be approved in writing prior to our proceeding with the work. These services become part of this contract and thereby subject to the same contractual stipulations.

Schedule

ITEM	TIME FRAME
A. Design Phase	September 2020 – July 2021
B. Bidding	July 2021 – September 2021
C. Construction Phase	September 2021 – September 2022

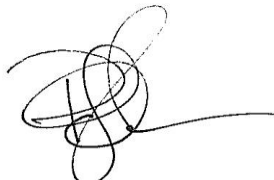
We appreciate this opportunity to provide engineering services. Please let us know if you have any questions about this proposal.

Sincerely,

HARGIS ENGINEERS, INC.



Erik Stearns, PE, LEED AP
Principal, Electrical



Patrick Shannon, RCDD
Principal, Telecom & Security



Brian Haugk, PE, LEED AP
Principal, Mechanical

August 28, 2020

Mr. Bill Valdez
Principal
KMB Architects
906 Columbia Street SW
Olympia, WA 98501

Re: **Lewis County Juvenile Court Renovation and Expansion
Engineering / Consulting Proposal and Professional Service Agreement**

Dear Bill,

Thank you for the opportunity to collaborate with your firm on this project.

We are pleased to provide this proposal to furnish engineering / consulting services for the project referenced above.

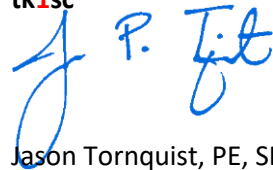
Please contact me if you have any questions and/or comments regarding this proposal.

If you find the scope and fees acceptable please execute this agreement accepting the terms and conditions stated herein. If we are directed to proceed prior to execution of contract, the terms set forth in our proposal / agreement shall prevail until such time as an agreement is fully executed.

This proposal will remain open for thirty (30) days from August 28, 2020

Sincerely,

tk1sc



Jason Tornquist, PE, SE
Senior Director – Structural Engineer

Copy to: Mr. Ryan Kellberg, tk1sc

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Lewis County Juvenile Court Renovation and Expansion

Engineering / Consulting Proposal and Professional Service Agreement

August 28, 2020

Page 1

PROFESSIONAL SERVICES AGREEMENT ("PSA")
Between **tk1sc** (SUBCONSULTANT) and ARCHITECT / PRIME CONSULTANT (CLIENT)

This Agreement is entered into effective August 28, 2020, to provide engineering / consulting services for the project named Lewis County Juvenile Court Renovation and Expansion described in Exhibit "A", between KMB Architects (Client) and **tk1sc**.

1. Subconsultant will:
 - a. Provide those Basic Services set forth in the attached Exhibit "C" / "C(s)" and such other related additional services as the parties may mutually agree.
 - b. Direct all Project communications to and through Client, unless Client indicates or directs otherwise.
 - c. Assist as reasonably requested in Client's Project coordination.
 - d. Subconsultant will maintain the insurance program set forth in Exhibit "D".
2. Client will compensate Subconsultant for Basic Services pursuant to Exhibit "B" and for additional services pursuant to Subconsultant's then current fee schedule, or as the parties may mutually agree at the time the services are undertaken.
3. This Agreement is subject to the terms and conditions printed on the following page.

KMB Architects (Client) finds the scope and fees acceptable and by executing below has agreed to accept the terms and conditions stated herein. If **tk1sc** is directed to proceed prior to execution of this professional services agreement, the terms set forth in our proposal / agreement shall prevail until such time as an agreement is fully executed by both parties.

tk1sc



Raymond Swartz, PE, MIES, LEED AP
Principal/Partner
Lic. #E15610

KMB Architects (Client)

Name (Signature Above): _____
Title: _____
Client Project No.: _____

Attachments Professional Service Agreement / Terms and Conditions
 Exhibit "A" – General Project Description
 Exhibit "B" – Compensation
 Exhibit "C" – General Description of Project / Project Features
 Exhibit "C(s)" – Service Specific Engineering / Consulting Scopes of Work
 Exhibit "D" – Insurance Provisions

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TERMS AND CONDITIONS OF PROPOSAL / PROFESSIONAL SERVICES AGREEMENT ("PSA")

Between tk1sc (ENGINEER / SUBCONSULTANT) and ARCHITECT / PRIME CONSULTANT (PRIME CONSULTANT/CLIENT)

1. Engineer will provide Architect/Prime Consultant with monthly invoices accurately reflecting as appropriate the progress of the services and/or current expenditures of professional time, and reimbursable expenses which shall be reimbursed on the same terms as Architect/Prime Consultant is entitled pursuant to the Prime Agreement. Each invoice shall be due and payable on the earlier of 10 days after Architect/Prime Consultant's receipt of related Project payments or 90 days after the invoice date. If Architect/Prime Consultant allows an invoice to become delinquent, then interest will accrue from the invoice date at 10% per annum, compounded annually, or the highest rate allowed by law, whichever is lower, with payments applied first to accrued interest. Engineer's fee shall be equitably adjusted in the event of significant changes in the Prime Agreement or the Project's scope or scheduling, or should Architect/Prime Consultant expressly request expedited service.
2. At Architect/Prime Consultant's direction or request, Engineer will provide the following additional services at its then current standard hourly fee rates or on such other terms as the Parties agree at the time the services are undertaken: (i) revisions to instruments of service where such revisions are inconsistent with prior Architect/Prime Consultant approval or due to substantial changes in Engineer's instructions, or to amendments to or changes in the interpretation of the laws and regulations applicable to the Project or to conditions of which Engineer had not been timely informed; (ii) evaluating and responding to contractor proposals, substitution submittals, change order requests or the like beyond that fairly call for by the Basic Services; (iii) services necessitated by inadequate or improper contractor performance, unreasonable contractor requests and claims and/or construction accidents or losses; and (iv) such other services as the Parties may mutually agree.
3. Engineer's services will be performed in a timely manner consistent with good professional practice and the desire that Project proceed as expeditiously as practical, and Engineer will use its best efforts to meet any reasonable Project turnaround times or schedule; but in no event will Engineer be liable or responsible for delays beyond its reasonable control.
4. Toward the mutual goal of a successful project, Architect/Prime Consultant shall make reasonable efforts to cooperate with Engineer including without limitation: (i) designating a single Project Manager with appropriate authority; (ii) providing appropriate information regarding Project conditions and requirements; (iii) responding to Engineer's questions and requests for information and approval within a reasonable time; (iv) reviewing Engineer's work for appropriateness and accuracy such as basic design, specific site locations, coordination and compliance with Project requirements, and promptly notifying Engineer of any problems or concerns; (v) refraining from authorizing or allowing deviations from Engineer's instruments of service or the use of Engineer's un-finalized instruments of service for cost estimating or otherwise without Engineer's knowledge and consent; and (vi) providing appropriate subconsultant coordination.
5. Engineer's services will be performed in accordance with generally and currently accepted engineering principles and practices as embodied in the standard procedures and protocols of Engineer and its subconsultants, and without warranties, express or implied. In particular, Engineer will use its best professional judgment in interpreting and applying the requirements of all laws applicable to the Project including without limitation laws concerning energy conservation, accessibility and functionality standards; but compliance with any law as it may be eventually be interpreted by others cannot be guaranteed. Further, the use of such terms as "certified," "warrant," "verify," "confirm," "make certain," "assure," and "ensure," or the like will not constitute a guarantee, but rather a representation of professional opinion or judgment.
6. Upon payment of related fees and costs, Architect/Prime Consultant its client shall be granted a perpetual, royalty-free and transferable nonexclusive license to use the drawings, specifications, calculations and other instruments of service prepared by or on behalf of Engineer pursuant to this Agreement for any and all purposes consistent with the Prime Agreement. Any electronic documents that are provided will be in Engineer's standard formats and conventions with no guarantee of compatibility with any particular software or hardware, or of the absence of viruses or other harmful materials; and any use with or conversion to other formats or conventions, or with any particular software or hardware will be at the user's sole risk. In the event of a conflict between Engineer's signed construction documents and electronic files, the hard copy construction documents shall govern.
7. Engineer will undertake professional responsibility for only the engineering services expressly undertaken pursuant to this Agreement, and not otherwise. Engineer will not be legally liable for the providing of or the failure to provide environmental, acoustical, or civil engineering services, or any specialty consulting services such as cost estimating, food service, kitchen, lab, hospital, industrial, LEED certification, data/communications or audio/visual consulting, even if information from others is incorporated into Engineer's instruments of service for ease of reference or otherwise. Further, and without limitation, Engineer will not be responsible for delays or other matters beyond its reasonable control; for inaccurate information provided to it by Architect/Prime Consultant or other reasonably reliable sources or for unverified assumptions directed or accepted by Architect/Prime Consultant; for site or other conditions of which it was not informed; for hazardous materials or toxic substances at the Project site; for the specification of products or equipment for purposes consistent with the manufacturer's published literature; for materials and equipment decisions made by others; for construction means, methods, techniques, sequences or procedures including without limitation safety precautions and programs; for the timeliness or quality of contractor performance; or for actions or inaction of others including utility companies, other consultants, contractors and governmental or quasi-governmental agencies.
8. In order to control the risks inherent in Engineer's professional undertaking pursuant to this Agreement, Engineer's services are intended to be performed fully and solely by and on behalf of Engineer. Unless this Agreement is terminated for Engineer's material breach, if Architect/Prime Consultant prevents or frustrates Engineer's full performance of the basic services or any undertaken additional services, or without Engineer's express consent causes or allows recorded or unrecorded modifications to or deviations from the requirements or recommendations of Engineer's instruments of service or the use for any purpose of un-finalized instruments of service, then in addition to Engineer's common law rights, Architect/Prime Consultant shall release and indemnify Engineer and its affiliated entities and individuals to the fullest extent allowed by law from and against any and all claims, costs, losses and/or liability concerning or related to the affected services or the use of modified, deviated from or un-finalized instruments of service.
9. Engineer and Architect/Prime Consultant acknowledge that each is a business entity, and to the fullest extent allowed by law each expressly waives any right to assert any claim for damages or indemnification against the other's affiliated individuals concerning the Project and/or this Agreement. Engineer and Architect/Prime Consultant waive against each other any claim for consequential and/or economic damages which either might have against the other or the other's affiliated entities and individuals concerning this Agreement or its termination. Further and in any event, Architect/Prime Consultant agrees to limit the total aggregate liability concerning or related to the Project of Engineer and Engineer's subconsultants, if any, and their respective affiliated entities and individuals, on any and all legal and equitable theories and concerning all kinds and causes of loss to the fullest extent allowed by law as to Architect/Prime Consultant and all third parties to the lesser of (a) twice Engineer's professional services fee; or (b) the amount of the Engineer's applicable insurance proceeds then available at the time of claim resolution. In light of the limited ability of Engineer to affect the risks inherent in the Project, except to the extent of any active negligence or willful misconduct by Engineer, and in addition to Engineer's common law rights, Architect/Prime Consultant shall to the fullest extent allowed by law release and indemnify Engineer and its affiliated entities and individuals concerning any and all claims, liability, expenses and/or losses related to the Project. In any event, Engineer's liability to Architect/Prime Consultant shall be limited in the same manner and to the same extent as Architect/Prime Consultant's liability is limited to others.
11. This Agreement supersedes all negotiations and prior agreements concerning the Project and is intended as a complete and exclusive statement of the entire agreement between the Parties concerning the Project. Neither Party may assign or transfer any interest in or right under this agreement without the written consent of the other. The Parties will strive to maintain a good working relationship throughout the duration of the Project; and because of the importance of a good working relationship, either Party may terminate this Agreement by giving written notice to the other provided only that such notice is given in the good faith belief that the working relationship is unsatisfactory. If Architect/Prime Consultant allows an invoice to become delinquent, then Engineer may suspend its performance under this Agreement and withhold or withdraw any instruments of service or related licenses with no liability for so doing. No deductions shall be made from Engineer's compensation on account of problems or losses for which Engineer has not been held legally liable. This Agreement is being entered into in Orange County, California; and it shall be interpreted and enforced under and pursuant to the laws of the State of California. No failure to exercise or delay in exercising any right under this Agreement shall be construed as a waiver; and no waiver of a breach of any term of this Agreement shall be construed as a waiver of any subsequent breach of the same or similar terms. In the event of any dispute or legal action concerning this Agreement, each party shall bear its own attorney's fees. In the event that this Agreement is for any reason terminated, then its indemnity and other risk allocation provisions shall remain in full force and effect. In the event that any provision of this Agreement shall be prohibited by law, then that provision shall not be void, but rather shall be interpreted as operating only to the fullest extent as allowed by law; and in the event that any provision should be invalid or unenforceable, then the remaining provisions shall remain valid and binding. This Agreement shall be binding upon and inure to the benefit of the parties and their affiliated entities and individuals; but except as expressly provided herein, this Agreement is not intended to create any rights in any third parties.
12. Condo Conversion: If the Project is converted from an apartment project, as presently contemplated by the parties, to a project involving condominium or co-op ownership, then the other provisions of this Agreement notwithstanding, Architect/Prime Consultant shall to the fullest extent permitted by law, and even in situations involving actual or alleged "design defects" or "active negligence" by one or more indemnitees, release, indemnify and hold harmless Engineer and its affiliated entities and individuals, and each of them, from and against whatever claims, costs, losses and/or liability may arise concerning the services performed or undertaken pursuant to this Agreement or concerning the Project; provided, however, that no indemnification obligation shall apply to any indemnitee concerning that indemnitee's sole negligence or willful misconduct. These provisions shall survive the termination of this Agreement; and in the event that any portion of these provisions shall be prohibited by law, then these provisions shall not be void, but rather shall be interpreted as applying only to the fullest extent allowed by law.

-----END-----

Lewis County Juvenile Court Renovation and Expansion

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit A

August 28, 2020

Page 1

EXHIBIT A – PROJECT DESCRIPTION

Description of Project

Project Name:	Lewis County Juvenile Court Renovation and Expansion
Address:	1255 SW Pacific Avenue
City / State:	Chehalis, WA
Project Type:	Government – County/City Justice
Square Footage:	10,000 SF (Renovation) 4,000 SF (New Construction)
Project Description:	Renovation of the existing Lewis County Juvenile Court facility.

-----END-----

Lewis County Juvenile Court Renovation and Expansion

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit B

August 28, 2020

Page 1

EXHIBIT B – COMPENSATION

- A. Compensation for the scope of services in accordance with the attached exhibit(s) shall be based upon the following fixed fee(s):

Engineering / Consulting Services: **\$ 22,000.00**

- B. Reimbursable expenses are in addition to the compensation listed above and shall include costs for reproductions (copies, binding, blueprints, CADD plotting), mileage, parking costs, postage and messenger delivery charges, transportation (auto rental, taxi, bus, airfare), meals, and lodging, plus other expenses incurred in connection with out of town travel (must be approved by Client). Also, they may include costs associated with photographic production techniques, renderings, models, mockups, etc. (with client approval), plus any additional insurance coverage or limits, including professional liability insurance that is requested by Client in excess of that normally carried. Billing for allowed reimbursable expenses will be as follows: **Cost plus 15%**

Lewis County Juvenile Court Renovation and Expansion

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit B

August 28, 2020

Page 2

- C. For additional services, such as changes to the scope of work after commencement of Contract Documents or preparation of record drawings of existing conditions, the Client shall pay the Engineer on an hourly basis as follows:

M/E/P/S Engineering	Hourly Rate	Project Coordinator	Hourly Rate	Technology Consulting	Hourly Rate	Energy & Sustainability	Hourly Rate
Designer	\$105	Project Assistant	\$95	Systems Designer	\$105	Analyst	\$105
Engineer I	\$125	Project Coordinator I	\$110	Systems Engineer I	\$125	Consultant I	\$125
Engineer II	\$140	Project Coordinator II	\$130	Systems Engineer II	\$140	Consultant II	\$140
Senior Engineer	\$160	Project Sr. Coordinator	\$145	Sr. Systems Engineer	\$160	Senior Consultant	\$160
Associate	\$175			Associate	\$175	Associate	\$175
Senior Associate	\$195			Senior Associate	\$195	Senior Associate	\$195
Director	\$210			Director	\$210	Director	\$210
Senior Director	\$230			Senior Director	\$230	Senior Director	\$230
Principal	\$245			Principal	\$245	Principal	\$245
Partner	\$265			Partner	\$265	Partner	\$265

Lighting Studio	Hourly Rate	Commissioning	Hourly Rate	Code, Life Safety, & Fire	Hourly Rate	BIM	Hourly Rate
Assistant Ltg. Designer	\$100	Cx Assistant	\$100	FP Technician	\$110	BIM Generalist	\$100
Lighting Designer I	\$115	Cx Technician	\$115	FP Consultant I	\$130	BIM Specialist I	\$120
Lighting Designer II	\$130	Cx Authority	\$135	FP Consultant II	\$150	BIM Specialist II	\$135
Senior Ltg. Designer	\$145	Senior Cx Authority	\$150	Senior FP Consultant	\$165	BIM Sr. Specialist	\$150
Associate	\$160	Associate	\$165	Associate	\$185		
Senior Associate	\$180	Senior Associate	\$185	Senior Associate	\$205		
Director	\$195	Director	\$200	Director	\$225		
Senior Director	\$210	Senior Director	\$215	Senior Director	\$240		
Principal	\$225	Principal	\$235	Principal	\$260		
Partner	\$240	Partner	\$250	Partner	\$280		

The above hourly rate schedules are firm for twelve months from date of execution of contract with an annual escalation of 5% thereafter.

-----END-----

Lewis County Juvenile Court Renovation and Expansion

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit C

August 28, 2020

Page 1

EXHIBIT C – ENGINEERING AND CONSULTING SCOPE OF SERVICES DESCRIPTIONS

Professional Services

We will provide full-service engineering / consulting services.

Engineering / Consulting Basic Scope of Services Options

Based upon the indicated Professional Services, the following specific Scope of Services options are included in this scope.

Scope Included	Basic Engineering / Consulting / Design Service Description
☐	Mechanical Engineering services.
☐	Electrical Engineering services.
☐	Plumbing Engineering services.
☒	Structural Engineering services.
☐	Architectural Lighting Design services.
☐	Utility Company Coordination services.
☐	Power System Analysis services.
☐	Energy services.
☐	Code, Life Safety & Fire Consulting services.
☐	Low Voltage System Design services.
☐	Structured Cabling System Design services.
	Audio / Visual System Design services.
	Electronic Access Control Design services.
	Emergency Responder Radio Coverage System Design services.
	School Integrated Communications System Design services.
	Synchronized Clock System Design services.
	CATV/MATV System Design services.
	Video Surveillance System Design services
☐	Intrusion Alarm Design services.

Project Specific Scope Clarifications

Project scope is based on KMB's Proposal Memorandum dated August 21, 2020. Likely structural scope items include:

1. Reconfiguration of interior spaces. We anticipate that primary structural elements (gravity framing and elements of the lateral force resisting system) will remain and structural scope will be limited to coordination with the Architect for special partition cases and coordination with the MEP team for support and anchorage of new equipment and systems, underslab work, and support for roof and wall openings.
2. Addition of new restroom and locker room spaces, including coordination with the MEP team for new equipment and systems.
3. Addition of new vehicle sallyport.
4. Addition of new exterior covered recreation area.
5. Addition of new classroom area.

Lewis County Juvenile Court Renovation and Expansion

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit C

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Engineering / Consulting Sub-Consultants

Sub-consultants are not proposed for this project.

Engineering / Consulting Design and Construction Administration Phases

Phases Included	Phase Descriptions
☐	Feasibility / Programming Phase services.
☒	Schematic Design Phase services.
☒	Design Development Phase services.
☒	Construction Document Phase services (includes Building Department services).
☒	Construction Administration Phase services (includes Bidding services).

Engineering / Consulting Design Phase Meeting(s)

Design Meeting(s): As needed to suit project.

Construction Administration Phase Visit(s)

CA Visit(s): As needed to suit project.

Engineering / Consulting Permit Packages and Construction Phase(s)

Number of Permit Package(s): One

Number of Construction Phase(s): One

Utility Company Based Savings by Design Programs

Although we can provide these services, this scope of work does not include design or engineering related scope efforts in pursuit of a Utility Company Based Savings by Design Program.

LEED Design and Certification

Although we can provide these services, this scope of work does not include design or commissioning related scope efforts in pursuit of a LEED certification.

CAD Record Drawing Drafting Services

Although we can provide these services, this scope of work does not include any CAD drafting of as-built conditions.

Commissioning Scope of Services

Although we can provide these services, this scope of work does not include in any commissioning efforts or services. Our basic engineering services includes any required coordination and BOD documentation as required by a third-party commissioning agent.

Service Clarifications

Engineer's services will be performed in a timely manner consistent with good professional practice and the desire that the Project proceed as expeditiously as practical, and Engineer will use its best efforts to meet any reasonable Project turnaround time or schedule, which shall be extended only for reasonable cause or by mutual consent; but in no event will Engineer undertake responsibility for delays beyond its reasonable control.

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Engineer's services will be performed in accordance with generally and currently accepted engineering principles and practices as embodied in the standard procedures and protocols of Engineer and its subconsultants, and without warranties, express or implied. In particular, and without limitation, Engineer will use its best professional judgment in interpreting and applying the requirements of all laws applicable to the Project including without limitation laws concerning energy conservation, accessibility and functionality standards; but compliance with any law as it may eventually be interpreted by others cannot be guaranteed. Further, when used in conjunction with the providing of services pursuant to this Agreement, such terms as "certify," "warrant," "verify," "confirm," "make certain," "insure," "ensure," "assure," or the like do not constitute a guarantee, but rather a representation based on professional opinion or judgment.

Unless expressly agreed otherwise in writing: (i) Engineer's investigation of existing conditions will be limited to visually reviewing the reasonably accessible portions of the existing facility to ascertain in general the accuracy of the Project's "as built" documentation, and will not involve detailed surveys, destructive inspections or equipment or material testing; (ii) Engineer's instruments of service will be prepared in Engineer's standard format and level of quality and detail; (iii) Engineer's participation in Client's coordination of the Project's various consultants will be limited to following Client's reasonable and appropriate directions, and will not involve procuring, critiquing or otherwise being responsible for the performance of others; (iv) Engineer's submittal reviews will be pursuant to the industry-standard protocol set forth in AIA Document A201-2007; (v) Engineer will provide site observations for only the limited purpose of reviewing the construction for the extent of contractor progress and addressing any specific issues which may be brought to Engineer's attention by field personnel or others; and (vi) any "record documents" prepared by Engineer will reflect only any formal changes to the construction documents and the information provided to Engineer by way of a marked up set of the construction documents.

Engineer will undertake responsibility for only the engineering services expressly undertaken pursuant to this Agreement, and not otherwise. Engineer will not be legally liable for the providing of or the failure to provide environmental, acoustical, or civil engineering services, or any specialty consulting services such as cost estimating, food service, kitchen, lab, hospital, industrial, LEED certification, data/communications or audio/visual consulting, even if information from others is incorporated into Engineer's instruments of service for ease of reference or otherwise. Further, and without limitation, Engineer will not be responsible for delays or other matters beyond its reasonable control; for inaccurate information provided to it by Client or other reasonably reliable sources or for unverified assumptions directed or accepted by Client; for site or other conditions of which it was not informed; for hazardous materials or toxic substances at the Project site; for the specification of products or equipment for purposes consistent with the manufacturer's published literature; for materials and equipment decisions made by others; for construction means, methods, techniques, sequences or procedures, including without limitation construction safety precautions and programs; for the timeliness or quality of contractor performance; or for the actions or inaction of others including other consultants, contractors, utility companies and governmental or quasi-governmental agencies.

If Client retains or allows the retention of any design/build contractor concerning any aspect of the Project, then Client shall require that each such contractor be responsible for (i) preparing all the engineering and other drawings and specifications for the components of its design/build undertaking; (ii) complying with the Project's requirements and space limitations; (iii) coordinating and interfacing

Lewis County Juvenile Court Renovation and Expansion

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with other trades and consultants; (iv) obtaining any required or appropriate approvals from authorities having jurisdiction of other Project; and (v) serving as the Professional of Record for its portion of the work, responsible directly to Client. Design/build contractor submittals will be reviewed by Engineer only if Engineer expressly agrees in writing to do so, and then only for general conformance with performance criteria; and Engineer will not otherwise assume any responsibility for the design, installation or performance of any design/build system or components.

Client's Related Responsibilities

In conjunction with the determination of the particulars of Engineer's services, and as a material factor in the determination of Engineer's fee, Client shall make reasonable efforts to cooperate with Engineer including without limitation:

- Designate a single representative with appropriate authority with whom Engineer can deal; and direct all communications to Engineer's project manager.
- Directory of all other project consultants including company names, key personnel, addresses, telephone, fax, and email address.
- Provide all relevant Project information to Engineer in a timely manner; and respond to Engineer's questions and requests for information approval within a reasonable time.
- Provide appropriate coordination with and among the Project's various consultants.
- Refrain from authorizing or allowing recorded or unrecorded deviations from Engineer's instruments of service, or the use of Engineer's un-finalized Instruments of Service for cost projections or other purposes without Engineer's knowledge and consent.
- Operator manuals of design and facility standards, if applicable.
- Project Schedule with key milestone dates and a critical path.
- List of preferred vendors, if any.

-----END-----

Lewis County Juvenile Court Renovation and Expansion

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit C(SE)

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EXHIBIT C (SE) –STRUCTURAL ENGINEERING SCOPE OF SERVICES

A. Schematic Design Services:

1. Confer with the Architect, Owner, and other Consultants to determine design criteria, design and scope of work.
2. Participate in design coordination and integration meetings to discuss design solutions that meet the design intent.
3. If applicable, review as built / record documentation provided by Client.
4. If applicable, consultant will visually review the reasonably accessible portions of the existing facilities to ascertain in general the accuracy of the Project's applicable "as built" documentation, taking such photographs and preparing such documents for consultant's internal use as are in consultant's judgment appropriate and economically justified; but these service will not involve the preparation of detailed "as built," nor any detailed surveys, any destructive investigation or inspection or any testing of materials.
5. Provide preliminary calculations and schematic sizing of critical building structural elements and shear-wall or braced frame systems.
6. Prepare schematic plans in the consultant's standard format and level of detail.
7. Coordinate with Architect and provide drawing layout of all structural columns, bracing and walls.
8. Provide additional detailing notes and sizing of structural elements at areas of architecturally expressed areas or areas requiring additional coordination.
9. Provide schematic framing and foundation plans.

B. Design Development Services:

1. Prepare up-to-date preliminary calculations for system sizing and design.
2. Provide up-to-date approximate sizes and Ceiling space requirements for new structure.
3. Prepare design development plans in the consultant's standard format and level of detail.
4. Prepare outline specifications in the consultant's standard format and level of detail.
5. Attend review meetings with architect and owner during the Design Development phase to work thru coordination and design detail items.
6. Participate in a single round of VE and constructability review with Architect and owner as required.

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C. Construction Document Services:

1. Finalize all final framing and detailing for structural systems coordinated with Architectural and other consultant documents.
2. Prepare construction documents, in the consultant's standard format and level of detail, suitable for obtaining a building permit in accordance with the local building department and/or governing authority.
3. Provide final Structural calculation set as required for permit submission.
4. Prepare specifications in the consultant's standard format and level of detail.
5. Respond to plan check corrections as required to assist in obtaining plan check approval.

D. Bid Negotiation and Construction Administration Services:

1. Provide support services for assisting prospective bidders related to construction document interpretations, clarifications, and supplement documentation, as required to support the design intent. Provide responses to all pre-bid inquiries from prospective bidders regarding construction documents and specifications.
2. Review shop drawings, manufacturers' prints, submittals and samples furnished by the Contractor pursuant to the industry-standard protocol set forth in AIA Document A201-2007.
3. Confer with the Architect, Contractors and other Consultants to resolve related construction issues.
4. Make field observations as directed, per the quantity listed in Exhibit "C", in order to review the progress of the work and to be available to address contractor questions, but not to provide construction inspection.

E. Optional Additional Services Available at an Additional Fee:

1. Seismic evaluation and report of existing structural and non-structural building components.
2. Submittal of any documents to any governmental agencies.
3. Value engineering services if the in-scope construction costs are within budget.
4. Services resulting from significant changes in the scope of the project's features. The building department submittal documents are considered final design documents. Design changes after submittal to the building department are not included in this proposal. Minor revisions as required due to the normal evolution of the project are included.
5. Early foundation package separate from the construction document packages.
6. Early Steel package separate from the construction document packages.
7. Opinions of probable cost.

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Engineering / Consulting Proposal and Professional Service Agreement – Exhibit C(SE)

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F. Services Not Included:

1. All backgrounds, and requested architectural details, are to be provided by the Architect in CAD “.dwg” or “.rvt” format.
2. Detailed cost estimates – although coordination with the project’s cost estimator is included.
3. Dimensions and elevations for building geometry. This proposal assumes that all critical dimensions of all scope related devices will be documented on the architectural drawings.
4. Site structures including retaining walls, landscape features, and fencing unless specifically included in separate scope of services document Exhibit C.
5. Plan Check fees, Permit fees, Utility Company fees, or fees of any kind.
6. Detailed / comprehensive evaluation and/or formal written report outlining the impacts of applicable local codes and ordinances. Applicable code research for engineering purposes is included.
7. Physical testing or inspection and/or inventory of any existing building elements.
8. Seismic bracing and anchorage of mechanical and electrical equipment will be performance spec and designed by bidder unless specifically noted as scope provided in Exhibit C.
9. Contracting.

-----END-----

Lewis County Juvenile Court Renovation and Expansion

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit D

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EXHIBIT D – INSURANCE

A. Minimum limits and conditions of insurance required:

1. Professional Liability Insurance - Not less than \$2 million each claim / \$4 million aggregate, including limited contractual liability coverage.
2. Workers Compensation Insurance - As required by state law. In addition, consultant waives all rights against Architect and its agents, officers, directors, and employees for recovery of damages to the extent these damages are covered by the workers compensation and employer's liability insurance obtained by consultant.
3. Employers Liability Insurance - Not less than the following:
 - a. Each Accident \$1,000,000
 - b. Disease - Policy Limit \$1,000,000
 - c. Disease - Each Employee \$1,000,000
4. Commercial General Liability Insurance
 - a. Commercial General Liability Insurance (CGL) with a limit of not less than \$1 million each occurrence and \$2 million aggregate.
 - b. Client shall be included as an additional insured under the CGL policy using "blanket or specific additional insured wording or attached to the certificate of insurance". Consultant's insurance shall be primary.
5. Commercial Automobile Liability Insurance
 - a. Business automobile coverage will be written with a minimum limit of not less than \$1 million for each accident.
 - b. The automobile liability policy shall include coverage for owned automobiles (where applicable) as well as non-owned and hired automobile coverages.

B. Policies shall be written by an insurance company "admitted" to do business in the State of California with a minimum rating by A.M. Best & Company of A-X.

C. Certificates of Insurance evidencing the above coverages shall be provided to the Client. Each certificate shall provide a 30-day written notice of cancellation, except 10 days' notice for non-payment of premium.

-----END-----

August 27, 2020

Bill Valdez
KMB ARCHITECTS
906 Columbia Street SW, Suite 400
Olympia, Washington 98501
+1 (360) 352-8883

LEWIS COUNTY, WA
JUVENILE JUSTICE COURT
CHEHALIS, WA

REQUEST FOR
BASIC SERVICES
R0

Dear Bill:

Thank you for inviting us to submit an offer for construction cost consulting services on this project.

We understand that the general scope of the project shall be the planning and for the development and construction for the renovation and expansion for the Lewis County, WA Juvenile Justice Court.

SCOPE OF SERVICES

For this project we propose the following basic service work items:

WORK ITEM #1

- 1.1 Prepare a single opinion of probable construction cost for no more than one scheme at the following phases of design:
 - 1.1.1 Schematic design phase;
 - 1.1.2 Design Development phase;
 - 1.1.3 Construction Document phase.
- 1.1.4 Each opinion shall consist of no more than three sections including the respective building and site work for the renovation, expansion, and site work.
- 1.1.5 No more than three alternative systems studies are included.
- 1.2 Cost opinions shall be presented in the Uniformat II format.
- 1.3 No meetings or site visits are included for this work item. It is assumed any meeting or conferencing shall take place via telephone and/or internet-based solutions.

SUMMARY OF FEES				Cost Estimating Schedule		
Task					Start	Finish
Programming/Pre-design Phase				Excluded		
Schematic Design Phase				\$ 7,800	Dec-20	Jan-21
Design Development Phase				\$ 10,500	Apr-21	Apr-21
Construction Document Phase				\$ 12,100	Aug-21	Aug-21
Bidding Assistance				Excluded		
Construction Administration				Excluded		
Reimbursable expense allowance				\$ -		
TOTAL - FIXED FEE Plus Expenses				\$ 30,400	Dec-20	Aug-21

QUALIFICATIONS

JMB Consulting Group maintains the following insurance coverage. Additional insurance requirements can be provided at additional cost.

General Liability and Hired/Non-Owned Auto:	\$1,000,000 per claim; \$2,000,000 aggregate
Professional Liability:	\$1,000,000 per claim; \$2,000,000 aggregate

The fees are valid for ninety days from the date of this proposal. Should our understanding of the scope or any of the above tasks be deleted from our scope of services, we reserve the right to adjust the above fees, to reflect possible resultant changes to the scope of the remaining service.

The fee assumes that drawings, specifications and reports required for the performance of our work will be provided both in hard copy and electronically (drawings shall be in a standardized scalable pdf format), at no cost to JMB Consulting Group LLC. This offer assumes our deliverables shall be provided electronically and that no printed copies are required.

Reimbursable expenses, including printing, reprographics charges, travel beyond a 100-mile round trip of this office and interstate-shipping charges will be charged at cost, no multiplier.

ADDITIONAL SERVICES

Except as noted above, all other services, including additional estimates, cash flow models, development or coordination of project costs, revisions to completed estimates, use of different estimating formats, additional meeting attendance, value engineering, life cycle costing, reconciliation with cost estimates prepared by other parties beyond that specifically included above, or bidding and construction phase services shall be additional services.

Unless otherwise agreed prior to the work being carried out, our fees for any additional services will be based on time expended at our normal billing rates prevailing at the time the work is carried out. Valid through calendar year 2020, these hourly rates are:

Principals	\$195.00
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Associates

\$165.00

We look forward to the opportunity of assisting you on this particular project. If you have any questions regarding these fees, or the scope of our services, please do not hesitate to contact us.

Sincerely,



Jon Bayles, Principal
JMB CONSULTING GROUP LLC

Confirmation of Agreement:

This letter correctly sets out the scope and fees for services to be provided by JMB Consulting Group LLC for this project.

File: FP Lws Cty Juv Jstc Crt R0



DESIGN → PERMIT → MANAGE

August 31, 2020

Bill Valdez, PE, DBIA
KMB Architects
billvaldez@kmb-architects.com

Re: Lewis County Juvenile Court Renovation & Expansion – Engineering Services
RBE No. 20078

Dear Bill:

RB Engineering (RBE) appreciates the opportunity to provide this scope of work for your project. The following has been prepared based on our understanding of the proposed project and information provided:

Task 10 - Schematic Design

RBE Services

1. Research available online critical area information for the parcel.
2. Review zoning and land use regulations applicable to your project.
3. Coordinate and conduct onsite topographic survey of the project site limits.
4. Review and comment on schematic site plans prepared by KMB.
5. Attend up to 4 project team meetings.

Task 20 - Design Development

RBE Services

1. Prepare 30% complete site plan and parking layout.
2. Prepare 30% grading and drainage plans.
3. Coordinate with local Review Agency on preliminary design.
4. Attend up to 3 project team meetings.

Task 30 - Construction Documents

RBE Services

1. Attend up to 3 project team meetings.
2. Prepare parking lot geometric design.
3. Prepare final stormwater flow control, treatment design and computer modeling.
4. Prepare final Stormwater Site Plan Report.
5. Prepare a set of construction plans that includes the following estimated sheets:

- | | |
|------|--|
| C0.1 | Civil Cover Sheet and Site Layout |
| C0.2 | Existing Site Topography and Utilities |
| C1.1 | Horizontal Control Plan |
| C1.2 | Horizontal Control Details and Notes |
| C2.1 | Grading and Drainage Plan |
| C2.2 | Drainage Details and Notes |
| C3.1 | Temporary Erosion and Sedimentation Control Plan |
| C3.2 | T.E.S.C. Details and Notes |

6. Prepare Engineer's Opinion of Site Construction Costs.
7. Prepare Site Work Bid Specification Documents, KMB to provide bid specification documents in Word format for RBE's use.
8. Conduct final quality review of design plans and reports.
9. Plot plans and print and bind reports for final submittal to KMB.
10. Address Agency review comments and prepare re-submittal package to Review Agency.

Task 40 - Project Bidding Services

RBE Services

1. Provide PDF set of approved construction document to KMB for bidding purposes.
2. Provide responses to bidder's site development questions during the bid process.
3. Review site development section of bids.

Task 50 - Construction Engineering and Management

RBE Services

1. Setup construction project forms.
2. Attend pre-construction meeting.
3. Review and approve site development material submittals.
4. Review inspection and testing reports by third party testing company.
5. Conduct onsite inspections as needed throughout construction.
6. Compile inspection logs and provide to design team.
7. Project coordination with contractor's surveyor and review site staking.
8. Attend bi-weekly site construction meetings.
9. Conduct final site work walk through with contractor, Client and create punch list letter.
10. Complete Record Drawings from contractor markups and submit to Client and Review Agency.
11. Project Closeout.

Task 60 – Reimbursable Expenses

RBE Services

- Full size plotting – \$3.00 per sheet
- Full size scanning – \$1.75 per sheet
- Report binding materials – Cost plus 15%
- Agency fees paid by RBE – Cost plus 15%
- Sub-consultant fees paid by RBE – Cost plus 15%
- Overnight mailing and shipping – Cost plus 15%

RBE Task Summary and Lump Sum Fee

Task	Description of Work	RBE Fee
10	Schematic Design	\$10,220
20	Design Development	\$4,900
30	Construction Documents	\$15,820
40	Project Bidding	\$1,140
50	Construction Management	\$14,150
60	Reimbursable Expenses	\$500

RBE Total Lump Sum Fee = \$46,730

2020 RBE Billing Rates

Item	Employee Description	Hourly Rate
1	Principal Engineer	\$150
2	Project Engineer	\$130
3	Project Manager	\$120
4	Sr. Engineering Technician	\$120
5	Sr. Design Technician	\$100
6	Design Technician	\$95
7	Draftsman	\$85
8	Permit Coordinator	\$70
9	Office Clerical Staff	\$50

Work Not Included in RBE Lump Sum Contract Scope of Work

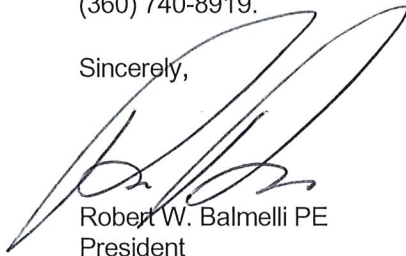
1. Boundary Survey
2. SEPA Environmental Checklist
3. NPDES Construction Stormwater Permit
4. JARPA Shorelines Application
5. Geotechnical Report
6. Wetland Analysis or Report
7. Archeological Site Review and Report
8. Traffic Trip Generation
9. Building Permit Coordination, Application or Submittal
10. Landscape and Irrigation Design Plans

Project Schedule

Kick off and Scoping	September 17, 2020
Schematic Design	3 Months
Design Development	3 Months
Construction Documents	4 Months
Bidding	2 Months
Construction	10 Months
Substantial Completion	July 2022
Closeout & Post Construction	2 Months

If you find this scope of work acceptable, please prepare your task authorization contract and return a copy to us for signature. I look forward to working with you on this project. If you have any questions, please call me at (360) 740-8919.

Sincerely,



Robert W. Balmelli PE
President

This fee proposal and scope of work are based on information available at this time. There may be a point in the future when the scope of work may change based on survey findings, or requirements stipulated by the City, County, or State. At that time, you will be given an opportunity to decide how you would like to proceed. Your options will be to stop work or to authorize the revised scope and associated costs. Fee estimates shown are accurate for 60 days following date of proposal.

Scope of Work & Fee Estimate

Client: KMB Architects
Project: LC Juvenile Court Renovation & Expansion
RBE Job #: 20078

Task No.	Task Code	Task Description	Principal Engineer	Project Engineer	Sr. Eng. Tech	Sr. Design Tech.	Survey Services	Draftsman	Permit Coordinator	Office Assistant	Total Hours	Cost per Task
Schematic Design												
10	SD	Research Critical Area, zoning and land use regulations	2.0	4.0					2.0	1.0	9.0	\$1,010
		Conduct Onsite Survey, site verification visit, survey format	1.0	2.0			63.9	2.0			68.9	\$6,990
		Review and comment on Schematic site plans.		6.0							6.0	\$780
		Attend 4 team meetings at KMB offices	2.0	8.0						2.0	12.0	\$1,440
											0.0	\$0
											0.0	\$0
Phase Total:											95.9	\$10,220
Design Development and Construction Documents and Bidding												
20	DD	Prepare 30% plans		12.0				20.0			32.0	\$3,460
		Project Coordination with AHJ		2.0						1.0	3.0	\$310
		Attend 3 team meetings at KMB offices	2.0	6.0						1.0	9.0	\$1,130
											0.0	\$0
30	CD	Attend 3 team meetings at KM offices		6.0						1.0	7.0	\$830
		Prepare Stormwater Design Report and Calculations	1.0	12.0				8.0		3.0	24.0	\$2,620
		Prepare Civil Construction Plans	2.0	24.0				48.0		1.0	75.0	\$8,030
		Prepare Bid Specifications provided by KMB		8.0						2.0	10.0	\$1,140
		Prepare Engineers Opinion of Cost		6.0				2.0		1.0	9.0	\$1,020
		Conduct Quality Review, final and submit for permits	1.0	4.0				2.0		2.0	9.0	\$960
		Address Comments from AHJ and Resubmit for Approval	1.0	2.0				8.0		1.0	12.0	\$1,220
											0.0	\$0
40		Project Bidding Support		8						2.0	10.0	\$1,140
Phase Total:											200.0	\$21,860
Construction Engineering												
50	CE	Bi-Weekly Meetings and Construction Inspections	10.0	60.0						20.0	90.0	\$10,300
		Pre-Const Meeting	1.0	3.0						1.0	5.0	\$590
		Final Walk Through and Punchlist	2.0	2.0						1.0	5.0	\$610
		Record Drawings	1.0	4.0				16.0			21.0	\$2,190
		Project Closeout		2.0						4.0	6.0	\$460
Phase Total:											100.0	14,150.0
Total Work Hours:												
			26.0	181.0	0.0	0.0	63.9	106.0	2.0	44.0	396	46,230
Rate per Hour:			\$150	\$130	\$120	\$100	\$100	\$95	\$70	\$50		
Estimated Design Cost by Category:			\$3,900	\$23,530	\$0	\$0	\$6,390	\$10,070	\$140	\$2,200	\$46,230	
Estimated Project Expenses:												\$500
Total Cost:												\$46,730

Aspen Design Group

P.O. Box 2394, Issaquah, Washington 98027

(p) 425.292.9845

Professional Fee Proposal

Date: August 26, 2020
To: Bill Valdez, Partner – KMB Architects
From: Paul Dix, Owner - Aspen Design Group
Project: Lewis County Juvenile Court - Expansion & Renovation
Topic: Professional Fee Proposal - Landscape Architecture

Fee proposal is based-off information provided by KMB Architects dated August 21, 2020. The Scope of Work is relatively limited due to site being existing with only minor site improvements:

Schematic Design

Scope:	Task	Hours
	• AutoCAD setup / Code Review / Project Kick-off:	3.0
	• Preliminary design of modernized, renovated recreation area:	4.0
	• Preliminary design of area surrounding vehicle sallyport vestibule area:	3.0
	• Coordination with Architect / Civil Engineer:	3.0
	Total Hours:	13.0

Design Development

Scope:	Task	Hours
	• Continuation of design for modernized, renovated recreation area:	4.0
	• Preliminary design of area surrounding vehicle sallyport vestibule area:	4.0
	• Prepare Outline Specifications / Cut Sheets:	3.0
	• Coordination with Architect / Civil Engineer + (1) meeting:	6.0
	Sub-Total Hours:	17.0

Contract Documents

Scope:	Task	Hours
	• Final design for modernized, renovated recreation area:	8.0
	• Final design of area surrounding vehicle sallyport vestibule area:	5.0
	• Minor landscape improvements surrounding areas of site modification:	3.0
	• Prepare final specifications / design details:	8.0
	• Irrigation design, temporary or limited-scope design-build permanent system:	6.0
	• Coordination with Architect / Civil Engineer:	5.0
	Sub-Total Hours:	35.0

Bid Negotiation

Scope:	Task	Hours
	• Assist in bidder questions / addenda items:	3.0

Construction Administration

Scope:	Task	Hours
	• Review of RFI's, issuance of ASI's, perform submittal reviews, etc.	7.0
	• (2) site visits to project site for observation/punchlist & back-punch report:	15.0
	Sub-Total Hours:	22.0

Total Hours: 90.0

Design Fee Proposal

Hourly Rate: \$125.00 / hour

Total Hours: 90.0

Total Fee: 90.0 hours x \$125.00 = \$11,250.00

Schematic Design:	\$ 1,625.00	14%
Design Development:	\$ 2,125.00	20%
Contract Documents:	\$ 4,375.00	39%
Bidding Phase:	\$ 375.00	03%
Construction Administration:	\$ 2,750.00	24%
Total Design Fee:	\$11,250.00	100%

Reimbursable Expenses

- Travel expenses, if incurred.
- Large-format plan reproductions.

Notes:

- 1) Minimal on-site meeting time at Lewis County is anticipated for this scope of work, but if more meetings or special meetings are required, will be charged at the hourly rate.
- 2) If significant Architectural or Civil Plan modifications occur, time will be billed at the hourly rate as an additional service to equitably revise design.
- 3) Preparation of Conformed As-Built Drawings is not included within this Scope of Work. If required, would be proposed as an additional service.
- 4) Preparation of colored site/landscape plan renderings, if required would be billed at an hourly rate as an additional service.
- 5) Cost Estimates at various design phases, if required.
- 6) Time for specific tasks may be transferable between tasks.