

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 (4)

AGREEMENT NO.: (4)

Date: 11/2/2020

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: Community Development & Downtown Projects
Client: Lewis County Facilities Department

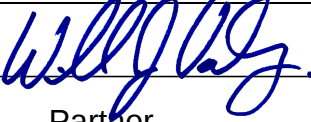
	NEW	PREVIOUS
(A) Phase 1 Maximum Basic Service Fee Amount	= \$66,564.00	\$ 0.00
(B) Ph 1 ADDITIONAL SERVICES COMPENSATION:		
1. Additional Services Authorized This Amendment	= \$79,287.00	\$ 0.00
(C) Ph 2A ADDITIONAL SERVICES COMPENSATION:		
1. Basic Services Authorized This Amendment	= \$83,271.00	\$ 0.00
2. Additional Services Authorized This Amendment	= \$26,518.00	\$ 0.00
(D) Ph 2B ADDITIONAL SERVICES COMPENSATION:		
1. Basic Services Authorized This Amendment	= \$67,453.00	\$ 0.00
2. Additional Services Authorized This Amendment	= \$88,673.00	\$ 0.00
(E) Ph 2C ADDITIONAL SERVICES COMPENSATION:		
1. Basic Services Authorized This Amendment	= \$88,494.00	\$ 0.00
2. Additional Services Authorized This Amendment	= \$11,640.00	\$ 0.00
(F) ADDITIONAL SERVICES COMPENSATION:		
1. Direct Expenses Authorized This Amendment	= \$11,076.00	

(B+C+D+E+F) Additional Service Total	= \$456,212.00	
A+(B+C+D+E+F) = A/E Agreement Total	= \$522,976.00	\$ 0.00

VALUE OF THIS AMENDMENT # 4 = \$522,976.00

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:



Title Partner Date 11/2/2020

LEWIS CO. AUTHORIZATION TO PROCEED:

Title: _____ Date _____

AMENDMENT NO. 4 SCOPE OF WORK

November 2, 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 \$522,976.00

SCOPE OF SERVICE

Lewis County has requested to renovate the existing McDaniels Building located at 125 NW Chehalis Avenue, Chehalis, WA 98532. From this point forward this building and site will be referred to as the Rainier Buildings. The existing facility needs to be reconfigured and renovated to better serve the Lewis County community by consolidating Community Development and Public Health & Social Services (PHSS) Environmental Health departments together at a single point of service location.

To facilitate the relocation of Community Development to the Rainer Building, the County requested to reconfigure parking lots along NW North Street and NW Center Street, as well as vacate NW North Street between NW Chehalis Avenue NW Railroad Avenue; and NW Center Street between NW Chehalis Avenue and NW Pacific Avenue as part of this project.

Additionally, the County has requested to revise the exterior façade of the Rainier Buildings to have a civic image that complies with the downtown County Campus architectural design standard.

Scope of Professional Services for the Community Development & Downtown Projects, 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 July 1, 2022.

Proposal Memorandum

Date: October 29, 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 Downtown Design Standards & Community Development Renovation Project
Subject: Fee Proposal – Professional Services Agreement No.3
KMB Job. No.: J2037C
Copied to: 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 Community Development Center Renovation project and Downtown County Core Improvements. 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 weekly Friday check-ins in August, September and October 2020.

Project Understanding

Lewis County would like to renovate the existing McDaniels Building located at 125 NW Chehalis Avenue, Chehalis, WA 98532. From this point forward this building and site will be referred to as the Rainier Buildings. The existing facility needs to be reconfigured and renovated to better serve the Lewis County community by consolidating Community Development and Public Health & Social Services (PHSS) Environmental Health departments together at a single point of service location.

The following are general programming and operational assumptions that are made regarding the Community Development Project:

- A. Community Development and Public Health & Social Services (PHSS) Environmental Health departments will require approximately 9,369 GSF of space in the Rainier Buildings.
- B. The metal storage building occupying the northwestern portion of the site and directly abutting the Rainier Buildings will be abated and demolished as part of a separate project.
- C. The wood and brick building located at 156 NW Chehalis Avenue will be abated and demolished as part of a separate project.
- D. Guardian Ad Litem (GAL) is currently located in 242 NW Chehalis Avenue, from this point forward this building and site will be referred to as the Royal Bakery Building. GAL will continue to operate at this location.

- E. The western half of the Rainier Buildings site will be reconfigured into staff parking.
- F. The portion of the Rainer Buildings that occupies the southern portion of the site and currently houses the Eugenia Center for Substance Abuse Services. The County has negotiated an early lease termination with the tenant for March 2021. Thus the design team will program and plan the space to accommodate additional County departments and programs within the entire Rainer Building, and will consider placement of the Community development within the Eugenia Center space if that provides for a better design and service to the community.
- G. To facilitate the relocation of Community Development to the Rainer Building, the County requested to reconfigure parking lots along NW North Street and NW Center Street, as well as vacate NW North Street between NW Chehalis Avenue NW Railroad Avenue; and NW Center Street between NW Chehalis Avenue and NW Pacific Avenue as part of this project.
 - a. Incorporate landscape islands and layout to create a pleasing and efficient public parking environment, while maintaining existing curb cuts and access points.
 - b. Accommodate a drive through election ballot drop off box.
 - c. Accommodate green space to include covered benches and tables to facilitate outdoor meeting and congregation spaces for County employees and community members.
 - d. Evaluate the opportunity for State grants to fund solar structures / coverings at the benches and tables and provide power outlets.
 - e. Incorporate street improvements to meet the downtown Chehalis development standards for pedestrian crossings, planting areas and street lighting.
- H. Evaluate and develop a downtown County Campus architectural design standard that reflects the values of Lewis County and relates the existing buildings within the downtown County Campus to each other. The design standard will evaluate the Law and Justice Buildings, Historic County Courthouse, Health Department Building, Lewis County Motor Pool Building, Royal Baker Building, and the Rainier Buildings.
- I. Revise the exterior façade of the Rainier Buildings to have a civic image that complies with the downtown County Campus architectural design standard.
- J. Evaluate and incorporate sectioning off of parking at the L&J parking lots to provide secured staff and open public parking areas.

Based on the capital plan and facility needs discussions the County has directed KMB architects to assume the project budget of approximately \$3,000,000. The approximately Maximum Allowable Construction Contract (MACC) values are assumed to be as follows for the different scopes of the project:

- 1. Community Development and Environmental Health renovation = \$750,000
- 2. Façade renovation of the Rainier Buildings, Royal Bakery Building and Existing County Buildings = \$800,000
- 3. Street vacation, parking lot renovations, and street improvements \$600,000

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, James Hill, AIA, Partner, Jeb Hardan, RA
- B. Structural Engineering – tk1sc – Jason Tornquist, PE, SE
- C. Mechanical (HVAC, Plumbing) Engineering – HultzBHU, Rick Hultz, PE
- D. Electrical (Power) Engineering – Hargis, Erik Stearns PE, Principal.
- E. IT & Security/Access Control Electronics Consulting – Hargis, Patrick Shannon, RCDD,
- F. Civil Engineering – RB Engineering, Robert Balmelli, PE
- G. Landscape Architecture – Aspen Design Group, Paul Dix
- H. 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 plans, façade elevations & site design options (3 Max.)
- 4) Conduct building codes compliance reviews.

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

Assume Community Development Renovation, Façade Renovation and Parking Lot / Site Renovations may each have their own Permitting & Bidding Document packages and may be permitted and bid as separate projects.

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) Attend Pre-bid Meeting, prepare agenda and distribute attendees list
- 2) Prepare addenda questions and release.
- 3) Attend / participate in Bid opening meeting
- 4) Assist in bid review and negotiation.

Construction Administration:

Community Development Renovation:

- 1) Participate in up to (1) Owner/Architect/Contractor Preconstruction meeting at the site in person.
- 2) Assumed to be approximately a six (6) month construction duration.
- 3) Participate in bi-weekly Owner/Architect/Contractor meetings up to (12) at the site in person.
- 4) Participate in up to (2) 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.

Facade Renovations:

- 1) Participate in up to (1) Owner/Architect/Contractor Preconstruction meeting at the site in person.
- 2) Assumed to be approximately a six (6) month construction duration.
- 3) Participate in bi-weekly Owner/Architect/Contractor meetings up to (12) at the site in person.
- 4) Participate in up to (2) 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.

Parking Lot / Site Renovations:

- 1) Participate in up to (1) Owner/Architect/Contractor Preconstruction meeting at the site in person.
- 2) Assumed to be approximately a four (4) month construction duration.

- 3) Participate in bi-weekly Owner/Architect/Contractor meetings up to (8) at the site in person.
- 4) Participate in up to (2) 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.

Phase 1 - Programming, Concept Design & Schematic Design for all Projects:**Basic Services**

A. Architectural fee	\$53,920
(Refer to attached KMB architects task-based tables for fee distribution by Phase)	
B. Mechanical/Plumbing/Fire Sprinkler Engineering	\$ 3,000
(Refer to attached proposal from HultzBHU)	
C. Structural Engineering	\$ 4,220
(Refer to attached proposal from tk1sc)	
D. Electrical Service & Fire alarm	\$ 5,424
(Refer to attached proposal from Hargis)	

Phase 1 - Subtotal Basic**\$66,564****Additional Services**

A. Cost Estimating Services (SD Phase)	
Community Development	\$ 3,200
Site Work	\$ 2,400
Façades	\$ 3,900
(Refer to attached proposal from JMB Consulting)	
B. Downtown County Campus architectural design standard Design	\$25,260
(Refer to attached proposal from KMB architects)	
C. Low Voltage System Engineering	\$0
a. Electronic Security & CCTV Systems Design	
b. Telecommunications	
(Refer to attached proposal from Hargis)	
D. Creating Electronic As Built of Existing Facility	\$19,840
(Refer to attached proposal from KMB Architects)	

E. Civil Engineering Services (Refer to attached proposal from RB Engineering)	\$17,550
F. Landscape Architecture (Refer to attached proposal from Aspen Design)	\$ 2,880
G. Hazardous Materials Survey	Excluded
H. Hazardous Materials Abatement Design	Excluded
I. Additional Services Consultant 10% Mark-up	\$ 4,257

Phase 1 - Subtotal Additional Services	\$79,287
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Phase 1 - Subtotal Basic + Additional Services	\$145,851
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Phase 2A – Community Development Design, Bidding & Construction:

Basic Services (13.54% Per State Fee Calculator)

E. Architectural fee (Refer to attached KMB architects task-based tables for fee distribution by Phase)	\$25,995
F. Mechanical/Plumbing/Fire Sprinkler Engineering (Refer to attached proposal from HultzBHU)	\$13,200
G. Structural Engineering (Refer to attached proposal from tk1sc)	\$ 4,300
H. Electrical Service & Fire alarm (Refer to attached proposal from Hargis)	\$39,776

Phase 2A – Community Development Subtotal Basic	\$83,271
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Additional Services

J. Cost Estimating Services (DD & CD Phases) (Refer to attached proposal from JMB Consulting)	\$10,200
K. Low Voltage System Engineering	\$ 8,700
a. Electronic Security & CCTV Systems Design	
b. Telecommunications (Refer to attached proposal from Hargis)	
L. Hazardous Materials Survey	Excluded
M. Hazardous Materials Abatement Design	Excluded
N. Additional Services Consultant 10% Mark-up	\$ 7,618

Phase 2A – Community Development Subtotal Additional Services	\$26,518
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Phase 2A – Community Development Subtotal Basic + Additional Services	\$109,789
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Phase 2B – Downtown Site Work Design, Bidding & Construction:

Basic Services (13.71% Per State Fee Calculator)

I. Architectural fee (Refer to attached KMB architects task-based tables for fee distribution by Phase)	\$65,453
J. Mechanical/Plumbing/Fire Sprinkler Engineering (Refer to attached proposal from HultzBHU)	\$0
K. Structural Engineering (Refer to attached proposal from tk1sc)	\$ 2,000
L. Electrical Service & Fire alarm (Refer to attached proposal from Hargis)	\$0

Phase 2B – Downtown Site Work Subtotal Basic \$67,453

Additional Services

O. Cost Estimating Services (DD & CD Phases) (Refer to attached proposal from JMB Consulting)	\$7,800
P. Civil Engineering Services (Refer to attached proposal from RB Engineering)	\$51,510
Q. Landscape Architecture (Refer to attached proposal from Aspen Design)	\$21,120
R. Hazardous Materials Survey	Excluded
S. Hazardous Materials Abatement Design	Excluded
T. Additional Services Consultant 10% Mark-up	\$ 8,243

Phase 2B – Downtown Site Work Subtotal Additional Services \$88,673

Phase 2B – Downtown Site Work Subtotal Basic + Additional Services \$156,126

Phase 2C – Façades Design, Bidding & Construction:

Basic Services (13.49% Per State Fee Calculator)

M. Architectural fee (Refer to attached KMB architects task-based tables for fee distribution by Phase)	\$75,494
N. Mechanical/Plumbing/Fire Sprinkler Engineering (Refer to attached proposal from HultzBHU)	\$0
O. Structural Engineering (Refer to attached proposal from tk1sc)	\$13,000
P. Electrical Service & Fire alarm (Refer to attached proposal from Hargis)	\$0

Phase 2C – Façades Subtotal Basic \$88,494

Additional Services

U. Cost Estimating Services (DD & CD Phases) (Refer to attached proposal from JMB Consulting)	\$ 9,400
V. Hazardous Materials Survey	Excluded
W. Hazardous Materials Abatement Design	Excluded
X. Additional Services Consultant 10% Mark-up	\$ 2,240

Phase 2C – Façades Subtotal Additional Services \$11,640

Phase 2C – Façades Subtotal Basic + Additional Services \$100,134

Y. KMB architects team Direct Expenses Costs (Note: Bid set printing is by Owner)	\$11,076
a. Printing Costs	\$ 3,000
b. Travel/Meals/Mileage	\$ 7,076
c. Miscellaneous Direct Costs	\$ 1,000

Phase 1, Phase 2A, 2B, 2C Subtotal Basic + Additional Services + Expenses \$522,976

- 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 Basic 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:

- **November 15, 2020 Kick-off and Scoping**
- Programming & Schematic Design Phase - 2 Months
- Design Development Phase – 2 Months
- Contract Documents – 3 Months
- Bidding & Contracting – 2 Months
- Construction Phase – 4-6 Months
- 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
 HultzBHU Proposal
 tk1sc Proposal
 RB Engineering Proposal
 Aspen Design Proposal
 JMB Consulting Proposal
 KMB architects Task Spreadsheet

Work Plan - Architectural Design

October 27, 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							
0.05	User agency data collection		\$ -	0							
0.06	User agency coordination (2 Programming Meeting)		\$ -	0							
0.07	Campus Architectural Standards Planning/Masterplanning		\$ 25,260	160	58		46	24	32		
0.08	Programming		\$ -	0							
0.09	Cost Estimating		\$ -	0							
0.10	Scheduling		\$ -	0							
0.11	Creating Electronic As Built of Existing Facility - Field Verification & Documentation		\$ 19,840	128	32		32	64			
Additional Services			\$ 45,100	288	90	0	78	88	32	0	0
1.00	Schematic Design Phase										
1.01	Project Management	KMB	\$ 2,360	16	4		8				4
1.02	Interaction w/ Stakeholders		\$ 5,000	28	16		12				
1.03	QA/QC Review		2,600	16	4		12				
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	Architectural Design		25,920	166	42		52	72			
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			\$ 53,920	334	110	0	124	96	0	0	4
2.00	Design Development Phase										
2.01	Project Management	KMB	\$ -	0							
2.02	Interaction w/ Stakeholders		\$ -	0							
2.03	QA/QC Review		-	0							
2.04	Permitting Authority consulting & coordination		-	0							
2.05	User agency data coordination (3 Meetings)		-	0							
2.06	Architectural Design		-	0							
2.07	Architectural Specifications		-	0							
2.08	Materials research		-	0							
2.09	Cost estimating		-	0							
2.10	Scheduling		-	0							
			-	0							
										0	0
3.00	Construction Documents Ph										
3.01	Project Management	KMB	\$ -	0							
3.02	Interaction w/ Stakeholders		\$ -	0							
3.03	QA/QC Review		-	0							
3.04	Permitting Authority consulting		-	0							
3.05	User agency data coordination		-	0							
3.06	Architectural Design		-	0							
3.07	Architectural Specifications		-	0							
3.08	Materials research		-	0							
3.09	Cost estimating		-	0							
3.10	Scheduling		-	0							
			-	0							
										0	0
4.00	Bidding Phase										
4.01	Project Management	KMB	\$ -	0							
4.02	Bidding materials		\$ -	0							
4.03	Addenda		-	0							
4.04	Bidding		-	0							
4.05	Analysis of Substitutions		-	0							
4.06	Bid Evaluation		-	0							
4.07	Contract Agreements		-	0							
			-	0							
Bidding Phase			\$ -	0	0	0	0	0	0	0	0

Design Development, Construction Documents, Bidding and Construction administration Phases for each project are provided per the State of Washington OFM Fee schedule for Public Work. Refer to attached spreadsheets for each project DD-CA Phase Basic Services Fees

5.00	Construction Contract Administration Phase									
5.01	Project Management	KMB	\$	-	0					
5.02	Architectural Construction Administration		\$	-	0					
5.03	Disciplines Interaction									
5.04	Document Checking									
5.05	Permitting Authority Consulti									
5.06	Construction Field Observati									
5.07	Construction Field Punchlist									
5.08	Scheduling									
5.09	Cost Accounting									
	Cor								0	0
6.00	Project Closeout Phase									
6.01	Project Closeout									
6.02	Processing Record Document...			-	0					
6.03	Operations and Maintenance Manuals			-	0					
6.04	Warranty Period			-	0					
	Project Closeout Phase		\$	-	0	0	0	0	0	0
	Total Basic Services		\$	53,920	334	110	0	124	96	0

Design Development, Construction Documents, Bidding and Construction administration Phases for each project are provided per the State of Washington OFM Fee schedule for Public Work. Refer to attached spreadsheets for each project DD-CA Phase Basic Services Fees

7.00	Reimbursable Expenses									
	Allowance for printing		\$	3,000	0					
	Meals/Travel		\$	3,780	0					
	Parking		\$	-	0					
	Allowance for mileage		\$	3,296	0					
	Allowance Misc Direct Cost		\$	1,000	0					
			\$	11,076	0					
	Total Reimbursable Expenses		\$	11,076						

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	\$ 53,920
Design Development Phase	-
Construction Documents Phase	-
Bidding Phase	-
Construction Contract Administration Phase	-
Project Closeout Phase	-
Total Basic Services	\$ 53,920
Total Reimbursable Expenses	11,076
Total Architectural Fees	\$ 64,996

Design Development, Construction Documents, Bidding and Construction administration Phases for each project are provided per the State of Washington OFM Fee schedule for Public Work. Refer to attached spreadsheets for each project DD-CA Phase Basic Services Fees

WA GA Fee Schedule Calculator

10/27/2020	New Construction:				Remodeling:Community Development		
MACC		Sched A	Sched B	Sched C	Sched A+3%	Sched B+3%	Sched C+3%
\$750,000	Fee %	11.98%	10.54%	9.09%	14.98%	13.54%	12.09%
Total Fee	Fee \$	\$89,850	\$79,050	\$68,175	\$112,350	\$101,550	\$90,675
Phase Splits:							
Schematics	18%	\$16,173	\$14,229	\$12,272	\$20,223	\$18,279	\$16,322
Design Development	20%	\$17,970	\$15,810	\$13,635	\$22,470	\$20,310	\$18,135
Contract Documents	31%	\$27,854	\$24,506	\$21,134	\$34,829	\$31,481	\$28,109
Bidding	2%	\$1,797	\$1,581	\$1,364	\$2,247	\$2,031	\$1,814
Construction Admin	27%	\$24,260	\$21,344	\$18,407	\$30,335	\$27,419	\$24,482
Closeout	2%	\$1,796	\$1,580	\$1,363	\$2,246	\$2,030	\$1,813
Total	100%	\$89,850	\$79,050	\$68,175	\$112,350	\$101,550	\$90,675

DD-Closeout \$83,271

WA GA Fee Schedule Calculator

10/27/2020		New Construction:			Remodeling: Site		
MACC		Sched A	Sched B	Sched C	Sched A+3%	Sched B+3%	Sched C+3%
\$600,000	Fee %	12.15%	10.71%	9.27%	15.15%	13.71%	12.27%
Total Fee	Fee \$	\$72,900	\$64,260	\$55,620	\$90,900	\$82,260	\$73,620
Phase Splits:							
Schematics	18%	\$13,122	\$11,567	\$10,012	\$16,362	\$14,807	\$13,252
Design Development	20%	\$14,580	\$12,852	\$11,124	\$18,180	\$16,452	\$14,724
Contract Documents	31%	\$22,599	\$19,921	\$17,242	\$28,179	\$25,501	\$22,822
Bidding	2%	\$1,458	\$1,285	\$1,112	\$1,818	\$1,645	\$1,472
Construction Admin	27%	\$19,683	\$17,350	\$15,017	\$24,543	\$22,210	\$19,877
Closeout	2%	\$1,458	\$1,285	\$1,113	\$1,818	\$1,645	\$1,473
Total	100%	\$72,900	\$64,260	\$55,620	\$90,900	\$82,260	\$73,620

DD-Closeout \$67,453

WA GA Fee Schedule Calculator

10/27/2020	New Construction:				Remodeling: Facades		
MACC		Sched A	Sched B	Sched C	Sched A+3%	Sched B+3%	Sched C+3%
\$800,000	Fee %	11.93%	10.49%	9.04%	14.93%	13.49%	12.04%
Total Fee	Fee \$	\$95,440	\$83,920	\$72,320	\$119,440	\$107,920	\$96,320
Phase Splits:							
Schematics	18%	\$17,179	\$15,106	\$13,018	\$21,499	\$19,426	\$17,338
Design Development	20%	\$19,088	\$16,784	\$14,464	\$23,888	\$21,584	\$19,264
Contract Documents	31%	\$29,586	\$26,015	\$22,419	\$37,026	\$33,455	\$29,859
Bidding	2%	\$1,909	\$1,678	\$1,446	\$2,389	\$2,158	\$1,926
Construction Admin	27%	\$25,769	\$22,658	\$19,526	\$32,249	\$29,138	\$26,006
Closeout	2%	\$1,909	\$1,679	\$1,447	\$2,389	\$2,159	\$1,927
Total	100%	\$95,440	\$83,920	\$72,320	\$119,440	\$107,920	\$96,320

DD-Closeout \$88,494



September 24, 2020

KMB Architects
billvaldez@kmb-architects.com

Attention: Bill Valdez

Subject: **Lewis County Juvenile Court Renovation**
Engineering Services - Fee Proposal

Dear Bill:

Thank you for this opportunity to submit our proposal to furnish engineering services for this project.

Project Description

As part of the Lewis County Juvenile Court Renovation and County Facilities Plan, the existing building at 125 NW Chehalis Avenue will be renovated to accommodate the County Community Development and Environmental Health departments. The work includes approximately 9300 square feet, and requires revisions to the existing HVAC system, and revised plumbing for new restrooms. Project MACC is approximately \$ 750,000.

Other aspects of the project (facade renovations, site/parking area revisions) do not require any mechanical work.

Scope of Services

General: Our scope of work is for systems covered under Division 22 (plumbing) and Division 23 (HVAC) of the Construction Specification Institute (CSI) Manual of Practice.

Design Phase: Our work consists of providing mechanical engineering, design, construction drawings, and technical specifications for the project. Our work includes a site visit to review existing conditions, energy code forms, attending design phase meetings, and mechanical cost estimates.

Bid Phase: These services would consist of issuing any required addenda, review of substitution requests, and responding to bidder questions.

Construction Phase: These services would consist of a review of product submittals, answering contractor questions, one punchlist site visit, one punchlist backcheck, and a review of closeout documents (O&M's, balancing report, as-builts).

Proposed Fee

We propose to provide our design phase services on a lump sum fee basis:

\$3,000 Schematic Design,
\$9,100 DD & CD Design Phases

Design Phase	\$ 12,100
Bid Phase	\$ 300
Construction Phase	\$ 3,800
Total	\$ 16,200

Reimbursable – mileage/printing: \$ 250

Qualifiers/Assumptions

1. We assume that mechanical as-builts are available, are reasonably accurate and can be relied on.
2. Submitting for permits and permit fees are not included.
3. We will be provided AutoCAD compatible architectural drawings of the area of work.
4. We have not included time to attend the pre-bid or pre-construction meetings.
5. No unusual or detrimental conditions exist which require any analysis or design consideration by us (e.g. existing operational issues, existing code violations to be corrected, etc.).
6. Any meetings required will be online/virtual type.
7. All architectural, structural, electrical, and acoustic engineering is by others.
8. We assume no fire sprinkler services are required.
9. Creating AutoCAD as-builts from the contractor's mark-ups is not included; but can be added for a fee of \$ 500.

We appreciate this opportunity to work with you.

Sincerely,
Hultz | BHU Engineers Inc.



Rick Hultz, PE
Principal

September 25, 2020

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

Attention: Bill Valdez, PE, Partner

Regarding: Fee Proposal – Engineering Services
Lewis County Community Development Center Renovation Project

References: (1) email RFP from KMB dated September 18, 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 electrical, telecommunications and security consulting engineering services, in accordance with Reference (1) and the following.

Scope of Services

Scope includes design and construction contract administration for approximately 9,369 square feet (sf) of renovation at the northern portion of the Rainier Building in Chehalis, Washington. The project also includes site lighting and power associated with parking and site modifications, and lighting and limited power associated with the Rainier Buildings facade improvements.

Per the RFP the construction cost (MACC) for the project is \$2,150,000 consisting of \$750,000 for the building renovation, \$800,000 for the facade improvements and \$600,000 for the parking and site improvements. We understand that the project will be completed as a design/bid/build project. The schedule allows for a 10 month design duration and an 8-10 month duration for bidding, construction and closout.

PROPOSAL CLARIFICATIONS

- 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.
- Construction of the renovation, facade and site areas are expected to be concurrent.

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 equipment 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 performance specifications for renovation and addition. Assumes existing fire alarm control panel will remain.
6. Design of site lighting and power associated with parking and site expansion.
7. Exterior lighting associated with the Rainier building facade renovation. Exterior facade lighting concepts assumed to be provided by the Architect.
8. Electrical energy code calculations and documentation.
9. Review of electrical cost opinion prepared by JMB consulting for SD, DD and CD phases.
10. 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, two (2) electrical site visits and construction meeting attendance during progress of construction, one substantial completion 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 nature of electrical systems remodel, and the duration of the construction phase relative to the size of the project. We have included the following additional effort:

Electrical

- Additional Weekly CA Effort: 32 wks @ 2.0 hrs/wk = 64 hours
- Additional Site Visits, OSO during Construction: 2 visits @ 9hrs/visit = 18 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. On-site observations will be performed by electrical team representative during the scheduled electrical site visits.
- This proposal assumes that no new telecommunications rooms will be required to support the upgraded program of spaces.

- C. 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 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. On-site observations will be performed by electrical team representative during the scheduled electrical site visits.

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 or coordination of site utilities
- C. LEED Analysis, documentation or preparation of Owner Requirements Document (OPR)
- D. Commissioning or commissioning assistance
- E. Design or coordination of distributed antenna system (DAS)
- F. Utility rebate application and coordination
- G. Multiple bid packages
- H. Value Engineering or Constructability Review participation
- I. Preparation of project record drawings
- J. Comparison and/or extensive programming of low-voltage systems.
- K. Audio/visual consulting services

Fee

- A. Basis: Lump sum
- B. Basic Services

Electrical Engineering

- a. Schematic Design (18%)
- b. Design Development (20%)
- c. Construction Documents (31%)
- d. Bidding (2%)
- e. Construction Administration (27%)
- f. Closeout (2%)

\$5,424

\$9,944

\$15,820

\$904

\$12,204

\$904

**\$39,776 DD-CA
PHASES**

Total Electrical

~~\$45,200~~

C. Additional Services

1. Electrical Engineering:

- a. Enhanced Construction Administration (82 hrs @ \$150/hr)

\$12,300

Subtotal

\$12,300

NOT INCLUDED

2. Low-Voltage Engineering – Design Phase:

- a. Building Telecommunications (28 hrs @ \$150/hr)
- b. Electronic Security (30 hrs @ 150/hr)

\$4,200

\$4,500

Subtotal

\$8,700

**\$0 Schematic Design,
\$8,700 DD & CD Design Phases**

3. Low-Voltage Engineering – Bidding/Construction Phases:
- a. Building Telecommunications (8 hrs @ \$150/hr) \$1,200
 - b. Electronic Security (8 hrs @ \$150/hr) \$1,200
 - Subtotal** **\$2,400**

D. Reimbursable Expenses: Reimbursable expenses include travel expenses, assuming the official project documentation is distributed to Hargis. Anticipated expenses approximately \$800.

Schedule

ITEM	TIME FRAME
A. Design Phase	October 2020 – May 2021
B. Bidding	May 2021 – July 2021
C. Construction Phase	August 2021 – January 2022

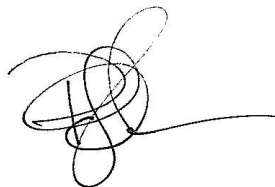
We appreciate this opportunity to provide engineering services in support of the interior renovation and site upgrade project. Please let us know if you have any questions regarding this proposal.

Sincerely,

HARGIS ENGINEERS, INC.



Doug Forslund, PE, LEED AP
Principal, Electrical



Patrick Shannon, RCDD
Principal, Telecom & Security

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20200925 lewis county community development hargis fee proposal.docx

September 25, 2020

Mr. Bill Valdez
KMB Architects -Olympia
906 Columbia St. SW Suite
Olympia, WA 98501 2

Re: **Lewis County Community Development Projects**
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 September 25, 2020

Sincerely,
tk1sc

Jason Tornquist

Jason Tornquist, PE, SE
Senior Director | Structural Engineer

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Lewis County Community Development Projects

Engineering / Consulting Proposal and Professional Service Agreement

September 25, 2020

Page 1

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

This Agreement is entered into effective September 25, 2020, to provide engineering / consulting services for the project named Lewis County Community Development Projects described in Exhibit "A", between KMB Architects -Olympia (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 -Olympia (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



Roger Carter, P.E., LEED AP, CxA

Principal/Partner

Lic # M30980

KMB Architects -Olympia (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 Community Development Projects

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit A

September 25, 2020

Page 1

EXHIBIT A – PROJECT DESCRIPTION

Description of Project

Project Name: Lewis County Community Development Projects

Address: 906 Columbia Street SW Suite

City / State: Olympia, WA

Project Type: Government

Square Footage: N/A

Project Description: Renovation and upgrade projects for multiple Lewis County facilities.

-----END-----

Lewis County Community Development Projects

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit B

September 25, 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):

Community Development Environmental Health Renovation	\$ 5,280.00
Façade Renovation:	\$ 15,840.00
Exterior Improvements:	\$ 2,400.00

Compensation for the scope of services in accordance with the attached exhibit(s) shall be based upon the following hourly fee(s) per the billing rates listed below.

- B. Reimbursable expenses are in addition to the compensation listed above and shall include costs for reproductions (copies, binding, blueprints, CADD plotting), mileageparking 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%**

\$23,520 Total
\$4,220 Schematic Design,
\$19,300 DD & CD Design Phases:
(\$4,300 Community Development
\$13,000 Façade Renovation
\$2,000 Exterior Site Improvements)

Lewis County Community Development Projects

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit B

September 25, 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 Community Development Projects

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit C

September 25, 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

Based on the project memorandum provided by KMB Architects, our understanding of the structural components of the project scope is as follows:

- Provide support and anchorage for new HVAC / MEP equipment for the renovation work at the existing McDaniels Building (now referred to as the Rainier Building) to reconfigure existing spaces and combine the Community Development and PHSS Environmental Health Departments. For this work, we assume that localized framing upgrades may be required to support the proposed MEP equipment. We also assume that seismic bracing of MEP distribution equipment (if required) will be a deferred submittal / bidder-designed package.
- Coordination with the architectural team for new partitions as part of the renovation work at the Rainier Building. Note: this assumes that the primary building structure will remain unaltered and does not include scope for modification of the existing building or supports for operable partitions, though that can provide as an additional service.

Lewis County Community Development Projects

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit C

September 25, 2020

Page 2

- Coordination with the architectural and MEP teams for new openings in the existing floor, roof, and wall elements for MEP distribution (under slab plumbing, duct penetrations, etc).
- Structural/facade engineering for the Rainier Building, Royal Bakery Building, and Existing County Buildings. For this work, we anticipate structural work will include coordination with the architectural team for facade material/system selection, verification of the existing structure's capacity to support the proposed system, and detailing of attachments for new facade systems. Additionally, we anticipate there will be some minor changes to building fenestration and canopies. We do not anticipate that this will include changes or modifications to the existing building's primary structures.
- Structural engineering for exterior site improvements to include benches and tables. For this work, we anticipate coordination with the architect, civil, and site design team, as well as the development of detailing for site elements.

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): Six meeting(s) per scope exhibit (two per 'project')

Construction Administration Phase Visit(s)

CA Visit(s): Three visit(s) per scope exhibit (one per 'project')

Engineering / Consulting Permit Packages and Construction Phase(s)

Number of Permit Package(s): Three (one per 'project')

Number of Construction Phase(s): Three (one per 'project')

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.

Lewis County Community Development Projects

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit C

September 25, 2020

Page 3

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.

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.

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

Lewis County Community Development Projects

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit C

September 25, 2020

Page 4

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 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 Community Development Projects

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

September 25, 2020

Page 1

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.
6. Prepare schematic plans in the consultant's standard format and level of detail.
7. Provide additional detailing notes and sizing of structural elements at areas of architecturally expressed areas or areas requiring additional coordination.
8. Provide schematic framing and foundation plans.

B. Design Development Services:

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

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.

Lewis County Community Development Projects

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

September 25, 2020

Page 2

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. Opinions of probable cost.

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.

Lewis County Community Development Projects

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

September 25, 2020

Page 3

7. Physical testing or inspection and/or inventory of any existing building elements.
8. Pool / Water Feature Consulting.
9. 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.
10. Contracting.

-----END-----

Lewis County Community Development Projects

Engineering / Consulting Proposal and Professional Service Agreement – Exhibit D

September 25, 2020

Page 1

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-----



DESIGN → PERMIT → MANAGE

September 25, 2020

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

Re: Lewis County Community Development & Downtown – Civil Engineering Services
RBE No. 20095

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. Review zoning and land use regulations applicable to your project.
2. Coordinate and conduct onsite topographic survey of the project site limits.
3. Provide up to 3 Site Design Options for parking.
4. Review and comment on schematic site plans prepared by KMB.
5. Attend up to 4 project team meetings.
6. Provide topographic survey data of all site design project areas. Not including Boundary Survey.

Task 20 - Design Development

RBE Services

1. Attend Lead Design Team and Owner Meetings.
2. Prepare 30% Site Development Plans in electronic format
3. Coordinate with local Review Agency on preliminary design.
4. Prepare 30% Site Development Portion of Project Specifications.
5. Provide Quality Review of deliverables.

Task 30 - Construction Documents

RBE Services

1. Attend Lead Design Team and Owner Meetings.
2. Prepare final site development drawings.
3. Prepare a set of construction plans that includes the following estimated sheets:

C0.1	Civil Cover Sheet and Site Layout
C0.2	Existing Overall Site Topography and Utilities
C0.3-C0.5	Site Improvement Demolition Plans
C1.1	Horizontal Control Plan Rainier Building Parking
C1.2	Horizontal Control Plan Royal Bakery Building Parking
C1.3	Horizontal Control Plan NW Center Vacation and Parking South
C1.4-C1.5	Horizontal Control Details and Notes
C2.1-C2.2	Grading and Drainage Plans Vacated Roads
C2.3	Drainage Details and Notes

C3.1	Rainier Building Half Street Improvement and Lighting Plan
C3.2	Street Sections and Lighting Details
C4.1	Temporary Erosion and Sedimentation Control Plan
C4.2	T.E.S.C. Details and Notes

4. Prepare Engineer's Opinion of Site Construction Cost and Quantities.
5. Prepare Site Work Bid Specification Documents, KMB to provide bid specification documents in Word format for RBE's use.
6. Conduct final quality review of design plans and reports.
7. Plot plans and print and bind reports for final submittal to KMB.
8. 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. Support for RFI's, Field Orders and Change Orders.
5. Review inspection and testing reports by third party testing company.
6. Conduct onsite inspections as needed throughout construction.
7. Compile inspection logs and provide to design team.
8. Project coordination with contractor's surveyor and review site staking.
9. Attend bi-weekly site construction meetings.
10. Conduct final site work walk through with contractor, Client and create punch list letter.
11. Complete Record Drawings from contractor markups and submit to Client and Review Agency.
12. 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%

\$51,510 DD-CA

RBE Task Summary and Lump Sum Fee

Task	Description of Work	RBE Fee
10	Schematic Design	\$17,550
20	Design Development	\$11,100
30	Construction Documents	\$25,690
40	Project Bidding	\$2,020
50	Construction Management	\$12,200
60	Reimbursable Expenses	\$500

RBE Total Lump Sum Fee = \$69,060

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

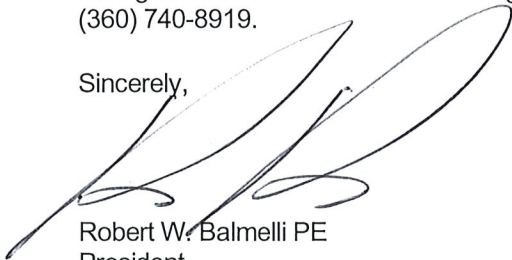
1. Boundary Survey
2. SEPA Environmental Checklist
3. NPDES Construction Stormwater Permit
4. JARPA Shorelines Application
5. Geotechnical Report
6. Wetland Analysis or Report
7. Archeological Site Review and Report
8. Traffic Trip Generation
9. Building Permit Coordination, Application or Submittal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

Project Schedule

Kick off and Scoping	October 15, 2020
Schematic Design	3 Months
Design Development	3 Months
Construction Documents	4 Months
Bidding	2 Months
Construction	4-6 Months
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 Community Development Center
 RBE Job #: 20095

Task No.	Task Code	Task Description	Principal Engineer	Project Engineer	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	6.0				2.0	4.0	14.0	\$1,420
		Conduct Onsite Survey, site verification visit, survey format	1.0	2.0		83.3	2.0			88.3	\$8,930
		Develop up to 3 schematic designs	2.0	12.0	39.0					53.0	\$5,760
		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:										167.3	\$17,550
Design Development and Construction Documents and Bidding											
20	DD	Prepare 30% plans	4.0	16.0	40.0					60.0	\$6,680
		Project Coordination with AHJ	1.0	8.0	20.0				2.0	31.0	\$3,290
		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	2.0	6.0					1.0	9.0	\$1,130
		Prepare Drainage Analysis and Design	1.0	12.0	8.0				3.0	24.0	\$2,660
		Prepare Civil Construction Plans	6.0	40.0	100.0				1.0	147.0	\$16,150
		Prepare Bid Specifications provided by KMB		12.0					2.0	14.0	\$1,660
		Prepare Engineers Opinion of Cost		8.0	2.0				1.0	11.0	\$1,290
		Conduct Quality Review, final and submit for permits	1.0	4.0	2.0				2.0	9.0	\$970
		Address Comments from AHJ and Resubmit for Approval	1.0	6.0	8.0				2.0	17.0	\$1,830
										0.0	\$0
40		Project Bidding Support		14					4.0	18.0	\$2,020
Phase Total:										349.0	\$38,810
Construction Engineering											
50	CE	Bi-Weekly Meetings and Construction Coordination	10.0	45.0					20.0	75.0	\$8,350
		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:										85.0	12,200.0
Total Work Hours:			39.0	216.0	219.0	83.3	18.0	2.0	51.0	601	68,560
Rate per Hour:			\$150	\$130	\$100	\$100	\$95	\$70	\$50		
Estimated Design Cost by Category:			\$5,850	\$28,080	\$21,900	\$8,330	\$1,710	\$140	\$2,550	\$68,560	
Estimated Project Expenses:										\$500	
Total Cost:										\$69,060	

Aspen Design Group

P.O. Box 2394, Issaquah, Washington 98027

(p) 425.292.9845

Professional Fee Proposal

Date: September 28, 2020
To: Bill Valdez, Partner – KMB Architects
From: Paul Dix, Owner - Aspen Design Group
Project: Lewis County Community Development & Parking Lot Expansion
Topic: Professional Fee Proposal - Landscape Architecture

Fee proposal is based-off information provided by KMB Architects dated September 18, 2020.
General Scope of Work is outlined below:

- a) Assist in design of reconfigured parking lot west of Rainier Buildings.
- b) Assist in design of reconfigured parking lots along NW North & Center Streets.
- c) Assist in design of vacated area of NW North & Center Streets between Chehalis and Pacific Avenues.
- d) Incorporate new drive-thru election ballot drop-off box.
- e) Develop green space for outdoor meeting / congregation area.
- f) Design street improvements to meet Downtown Chehalis development design standards.

Parking Lot and Site Renovation Submittal Package

\$600,000 MACC Value x 4.0% Landscape Architectural design fee = \$24,000.00

Schematic Design	(12%) =	\$ 2,880.00	
Design Development	(18%) =	\$ 4,320.00	
Contract Documents	(49%) =	\$11,760.00	
Bid Negotiation	(03%) =	\$ 720.00	
Construction Administration	(16%) =	\$ 3,840.00 *	
Post Construction	(02%) =	\$ 480.00	
Total Fee:	(100%)	\$24,000.00	\$21,120 DD-CA PHASES

*C.A. Phase anticipates a total of (11) meetings on site for design team. Base fee for Landscape Architect visits is (3) trips @ 6.0 hours per trip (\$750.00 per site visit). If more than (63) site visits are required, each trip will be billed at hourly rate (Additional Service).

Standard Hourly Rate: \$125.00 / hour if required for additional services.

Reimbursable Expenses

Travel expenses (mileage and meals) / Large-format plan reproduction exclusive of Bid Set printing.

Notes:

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

September 24, 2020

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

LEWIS COUNTY, WA
COMMUNITY DEVELOPMENT & ENVIRONMENTAL HEALTH
RENOVATION
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 of approximately 9,400sf of Lewis County's Rainier Building to accommodate the consolidation of the Community Development and PHSS departments.

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 one 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. Two 1-hr virtual meetings are included.

SUMMARY OF FEES				Cost Estimating Schedule		
Task					Start	Finish
Programming/Pre-design Phase				Excluded		
Schematic Design Phase				\$ 3,200	Jan-21	Jan-21
Design Development Phase				\$ 4,700	Apr-21	May-21
Construction Document Phase				\$ 5,500	Jul-21	Aug-21
Bidding Assistance				Excluded		
Construction Administration				Excluded		
Reimbursable expense allowance				\$ -		
TOTAL - FIXED FEE Plus Expenses				\$ 13,400	Jan-21	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 2021, these hourly rates are:

Principals	\$200.00
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Associates

\$165.00

We look forward to the opportunity of assisting you on this 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 CD&EH R0

September 24, 2020

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

LEWIS COUNTY, WA
EXISTING FACILITY FAÇADE RENOVATION
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 improvements to the facades of the Rainier Building, Royal Bakery and Existing County Building.

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 one 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 Unifomat 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. Two 1-hr virtual meetings are included.

SUMMARY OF FEES				Cost Estimating Schedule		
Task					Start	Finish
Programming/Pre-design Phase				Excluded		
Schematic Design Phase				\$ 3,900	Jan-21	Jan-21
Design Development Phase				\$ 3,900	Apr-21	May-21
Construction Document Phase				\$ 5,500	Jul-21	Aug-21
Bidding Assistance				Excluded		
Construction Administration				Excluded		
Reimbursable expense allowance				\$ -		
TOTAL - FIXED FEE Plus Expenses				\$ 13,300	Jan-21	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 2021, these hourly rates are:

Principals \$200.00

Associates

\$165.00

We look forward to the opportunity of assisting you on this 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 Fed Rno R0

September 24, 2020

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

LEWIS COUNTY, WA
DOWNTOWN PARKING LOTS & STREETWORK
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 improvements to the on-site and off-site improvements.

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 one 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. Two 1-hr virtual meetings are included.

SUMMARY OF FEES				Cost Estimating Schedule		
Task					Start	Finish
Programming/Pre-design Phase				Excluded		
Schematic Design Phase				\$ 2,400	Jan-21	Jan-21
Design Development Phase				\$ 3,600	Apr-21	May-21
Construction Document Phase				\$ 4,200	Jul-21	Aug-21
Bidding Assistance				Excluded		
Construction Administration				Excluded		
Reimbursable expense allowance				\$ -		
TOTAL - FIXED FEE Plus Expenses				\$ 10,200	Jan-21	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.

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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 2021, these hourly rates are:

Principals \$200.00

Associates

\$165.00

We look forward to the opportunity of assisting you on this 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 Stwrk R0