MacKay Sposito

Vancouver Office

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July 3, 2025
Revised July 11, 2025

City of Camas
616 NE 4th Avenue
Camas, WA 98607
Attn.: Rob Charles, Utilities Manager

Re: Scope and Fee for Angelo Booster Station Phase II Design Services

Dear Rob:

Thank you for selecting the MacKay Sposito team to partner with the City of Camas on the Angelo Booster Station Design Phase II. We are excited to work with you to deliver an exceptional project to the Camas community.

Enclosed you will find our draft scope and fee for your review and feedback.

Please contact me with any questions.

Sincerely,

Chad McMurry, PE
Project Manager
MacKay Sposito
(360) 518-6803
cmcmurry@mackaysposito.com

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INTRODUCTION

The City of Camas selected MacKay Sposito and their consultant team for the Angelo Booster Station Design project. During the scoping process, it was determined that the process would run more efficiently, and the City would benefit from a two-phase process. The first phase consisted of two tasks:

- Design of short-term improvements to the current Angelo Booster Pump Station (Angelo BPS) to provide redundancy while meeting increased demands in the 455, 544, and 842 pressure zones.
- Analysis of alternatives to improve the movement of water from the wellfields at the southeast corner of the 343 Pressure Zone to the 544 Zone.

At the time of this writing, plans developed under the first task are out to bid and the second task is nearing completion. In discussion with City staff, preferred alternatives for the extension of new water mains, the location of a new pump station, and the configuration of that station have been determined.

This document describes the work needed to take the booster pump and main extension projects through the design and permitting process, and includes the following consultant team:

- MacKay Sposito - Project Management / Land Surveying / Civil Design / Landscape Design / Environmental Evaluation & Permitting / Land Use
- Carollo Engineers - Booster Station Design / Water System Modeling
- Archaeological Services - Cultural Resource Protection
- Columbia West Engineering - Geotechnical Engineering
- JLA Public Involvement - Stakeholder/Community Communications
- MWA Architecture - Booster Station Building Design

544 ZONE WATER SUPPLY IMPROVEMENTS

As identified in the *Angelo Booster Station Design – Alternatives Analysis Report* and the CAMP meeting held on May 30, 2025, the most effective approach to improving supply to the 544 Zone includes:

- The construction of a new booster station, proposed on a city-owned parcel near the intersection of Lacamas Lane and Lake Road.
- A transmission main to move water from the wellfield up to its location (approximately 10,000 linear feet of pipe), and
- A transmission main to move water from the booster station to a tie-in at the intersections of NW Sierra Street with NW 43rd Avenue and NW 45th Avenue (approximately 5,600 linear feet).

The CAMP meeting resulted in agreement on the location of these elements and appropriate assumptions for determining demand. As part of the update to the City's Water System Plan, these demands are being recalculated based on recent meter records and planning estimates of development patterns within the 544 Zone. Pipe sizes will be finalized based on those estimates to direct the transmission main design.

The work performed by the consultant team generally consists of the following services:

- Review and discuss Carollo's demand calculations with the City
- Environmental study review, delineation, report, and permit application preparation
- Cultural
- Boundary and topographic survey
- Develop the booster station site plan, including all improvements necessary under Camas development code
- Land use permitting/entitlement permitting
- Archaeological research & cultural resources survey
- Booster station design, including architectural, mechanical, electrical, and controls
- Transmission main design
- Prepare engineering plans, specifications, and estimates (PS&E), preliminary through final design
- Identify and work with the City and other utilities to resolve potential conflicts.
- Work with the City to develop and implement an outreach and communications plan

City Performed Work

- Project Management: Provide guidance and decision-making to the project team.
- Provide available studies, reports, drawings, and other information pertinent to the proposed projects.
- Provide review and guidance for each interim submittal of the plans, specifications, and cost estimates.
- Provide staff availability for Public Works personnel to attend project review meetings.
- Identify and administer project funding.

General Assumptions

1. See tasks for specific task-related assumptions and exclusions
2. Tasks assumed to be completed by the City are listed under "City Performed Work" above
3. Water supply needs to be determined as described in Carollo's Scope in Appendix A
4. City of Camas design requirements and standards apply
5. Washington State Department of Health's *Water System Design Manual* design and planning standards apply.
6. Due to potential impacts to schools and emergency services and to coordinate with other City projects, water main construction will be completed in two phases:
    - The first from approximately NE 22nd Avenue at NE Everett Street to Sierra Street at 43rd Avenue
    - The second from E 1st Avenue at NE 3rd Avenue to NE 22nd Avenue at NE Ione Street

7. Booster pump site and building construction will be performed as a separate phase coordinated with the plans for the water main phases.
8. All submittals will be made electronically with no paper copies.
9. Construction anticipated in 2026 and 2027.
10. 16-month design and permitting phase duration beginning in August 2025.

SCOPE OF WORK

(Exhibit "A")
City of Camas - Angelo Booster Station – Phase II

1.0 PROJECT MANAGEMENT

1.1 PROJECT ADMINISTRATION

- Prepare monthly invoices and progress reports to accompany invoicing. Reports will include a budget summary, tasks completed within the invoicing period, and the schedule status of critical tasks.

1.2 PROJECT SCHEDULING

- Prepare and submit an activities list and schedule to the City following the Notice to Proceed. The schedule will show appropriate milestones, including intermediate and final submittal dates for design documents and key decision points.
- Provide up to (2) updates to the schedule to reflect project milestones and timeline changes.

1.3 PROJECT TEAM MEETINGS

- Schedule, prepare agenda & minutes, and lead a Phase 2 Kickoff Meeting.
- Schedule, prepare agendas and minutes (including task log updates), and lead monthly or bi-weekly project team meetings with the City. This task includes bi-weekly progress meetings and review meetings at each submittal phase. Except for approximately one per quarter, progress meetings will be virtual. See the meeting table on the next page for more information.
- Organize and hold plan review meetings with key project team members and representatives from the City of Camas and other agencies.

Meeting Schedule - Project Management				
Type	Format	Frequency	Participants	# Mtgs
Project Team Meetings	Mixed	Monthly or Bi-Weekly	Project Manager, Project Engineer	30
Progress Review Meetings	Mixed	Monthly	Project Manager, Project Engineer, Others as needed	15

Meeting Schedule – Booster Station Site & Building Design Staff listed below are MacKay Sposito staff engaged with these meetings. Please see Carollo's Scope Description attached for additional attendees.				
Type	Format	Frequency	Participants	# Mtgs
Kick-Off Meeting – Booster Station Site / Building / Architectural Design	In Person	Once	Project Manager, Project Engineer	1
Basis of Design Meeting	Virtual	Once	Project Manager, Project Engineer, Land Use Planner, Landscape Architect	1
Boundary Resolution Meeting	In Person	Once	Project Manager, Project Surveyor, Land Use Planner	1
30% Design Review Workshop	Virtual	Once	Project Engineer	1
60% Design Review Workshop	Virtual	Once	Project Engineer	1
90% Design Review Workshop	Virtual	Once	Project Engineer	1

Meeting Schedule – Transmission Main Design This assumes transmission main is designed in one continuous effort and bid in two packages.				
Type	Format	Frequency	Participants	# Mtgs
Kick-Off Meeting – Booster Station Site / Building / Architectural Design	In Person	Once	Project Manager, Project Engineer	1
Basis of Design Meeting	Virtual	Once	Project Manager, Project Engineer	1
30% Design Review Workshop	Virtual	Once	Project Engineer, Land Use Planner, Landscape Architect	2
90% Design Review Workshop	Virtual	Once	Project Engineer	2

1.4 SUBCONSULTANT COORDINATION

- General coordination and management of the subconsultant team including contracting, invoicing, scheduling, and deliverables.

DELIVERABLES

- *Monthly Invoices and Progress Reports*
- *Baseline Project Schedule and Updates*
- *Meeting Agendas, Minutes, and Task Log Updates*

ASSUMPTIONS

- Sixteen-month project management duration
- Bi-weekly project meetings among the design team will be held virtually with an in-person meeting approximately every three months. Several are expected to occur monthly (up to 30 total). Meetings are assumed to last up to one hour.
- Progress meetings with the City's Project Manager will be held monthly with progress updates by email bi-weekly.

2.0 ENVIRONMENTAL EVALUATION AND PERMITTING

2.1 REVIEW OF PREVIOUS ENVIRONMENTAL STUDIES

- The consultant shall update and verify all aspects of the Environmental studies and Cultural Resource Report prepared for the corridor. This task shall be accomplished through agency consultation, use of existing databases, and, where necessary, fieldwork. The update will be essential to minimize unanticipated permitting or consultation requirements late in the process, and associated project delays.
- Updating requirements shall be determined, and data gaps identified. The consultant shall utilize this review to avoid duplicating efforts. As much as possible, the previous studies shall be used to update the existing environmental documentation listed in the Scope of Work section of this RFQ. The consultant shall prepare a memorandum describing the required environmental process, studies, and associated review timelines.

2.2 WETLAND AND FISH AND WILDLIFE HABITAT DELINEATION

- The consultant will conduct a wetland and fish and wildlife habitat critical areas delineation along the approximately 14,000 linear feet of proposed transmission main extending from NE 3rd Avenue & NE 1st Avenue to NW Sierra Road and NW 43rd Avenue, as well as around the proposed booster pump station at 360 NW Lake Road. The wetland delineation will use the U.S. Army Corps of Engineers 1987 Wetland Delineation Manual and the Western Mountains, Valleys and Coasts Regional Supplement. Wetland boundaries will be flagged and GPSed in the field, and a flag locator map will be provided to the project surveyors.
- The consultant will also map the ordinary high water mark (OHWM) of Fallen Leaf Lake, Round Lake, and Lacamas Lake anywhere it is within 200 feet of the proposed

transmission main to determine shoreline jurisdiction. The OHWM of the lakes will not be flagged but will be GPSed in the field.

- A critical areas report will be prepared to document the results of the delineation.
- A two-day field effort is included.

Assumptions:

- All landowner entry permissions and notifications will be obtained by others.
- The Fallen Leaf Lake, Round Lake, and Lacamas Lake's OHWM will be collected from publicly accessible locations throughout the alignment. The OHWM elevation will be averaged based on the GPS-collected field data, and LiDAR-derived contours will be used to map the full OHWM within 200 feet of the project to document the shoreline jurisdiction.
- A single field effort is assumed.
- Up to one wetland that requires delineation and rating is included.
- There will be no direct or indirect wetland, waters, or fish and wildlife habitat area impacts. No USACE and Ecology 404 and 401 permitting or impact avoidance/minimization support is included. A critical areas mitigation/restoration plan is not included.
- A resource-grade GPS unit will be used to collect boundary data. Every attempt will be made to collect data with less than 3-foot accuracy. However, guarantees of this accuracy cannot be made due to site and satellite conditions beyond our control.
- No agency site visits are included.

2.3 SHORELINE CONDITIONAL USE PERMIT

- A shoreline conditional use permit is required due to the proposed underground utilities parallel to the shoreline within 200 feet of Lacamas, Fallen Leaf, and Round Lakes. The consultant will prepare a Shoreline Narrative to support the conditional use permit.
- The consultant will also coordinate and attend a pre-application conference with the City of Camas and the Department of Ecology, as well as attend the land use hearing for the conditional use permit.

Assumptions:

- Permit fees will be paid by the Client.
- No agency site visits are included.

2.4 SEPA

- The consultant will prepare a State Environmental Policy Act (SEPA) Checklist, as required by WAC 197-11-160. The checklist will demonstrate compliance with SEPA and identify whether the project has any significant environmental impacts.
- The consultant shall submit the SEPA documentation to the Client's Land Use Planning Department and support addressing public comments.

Assumptions:

- The Archaeological documentation will be covered under a separate task.

- Data will be gathered during the two-day field effort.
- The project will receive a determination of non-significance.
- Permit fees will be paid by the Client.
- Up to two hours of public comment response is included.

2.5 PERMIT FACILITATION AND TRACKING

- The consultant shall monitor progress of the relevant reviewing agencies so that questions or concerns during review are addressed quickly. This will enable the permit application to be processed in a timely manner.

DELIVERABLES

- *Memorandum identifying environmental permitting requirements and associated timescales*
- *Critical areas report*
- *SEPA Checklist*
- *Shoreline Narrative*
- *NPDES Permit Application*

3.0 BOUNDARY AND TOPOGRAPHIC SURVEY

3.1 BOUNDARY SURVEY

- A boundary survey is needed to support the site plan development & permitting for the pump station site. Tasks include:
  - Survey Project Management.
  - Road establishment research and determination.
  - Recover existing corner monuments for boundary calculations.
  - Set Property Corners where not found or determined as needed.
  - Draft and File a Record of Survey
  - Prepare and provide up to four legal descriptions and exhibits.

3.2 TOPOGRAPHIC SURVEY

- Research survey monuments present along route.
- MacKay Sposito will request utility locates through the 811 system, and request utility as-built and mapping data. Field locates will be compared to utility-provided as-builts and mapping data. If discrepancies are found, MacKay Sposito will make one attempt to resolve them with the utilities. If the first attempt is unsuccessful, MacKay Sposito will request that the City of Camas become involved to encourage utility providers to provide complete and accurate utility locates. MacKay Sposito's scope and fee includes up to one remobilization of survey field staff to collect utility markings that were not provided during the original topographic field work
- Topographic survey to extend from curb to curb, or edge of pavement to edge of pavement where there is no existing curb, with up to four (4) 20' square areas

adjacent to the pavement for water main appurtenance design and additional areas at Lake Road & Everett and the booster station site.

DELIVERABLES

- *Existing conditions plans signed by a Professional Land Surveyor suitable for inclusion in project plans*
- *Survey in AutoCAD 2024 format with surface in Civil3D format*

ASSUMPTIONS

- Utilities will be tied within the paved surface only.
- Measure downs will be collected on utilities within paved surfaces.
- Utility locate requests will be coordinated but we make no guarantees as to the completeness of the marks.
- Private utility locating requests not included.
- Survey monuments will be located along routes within paved surface only.
- No right-of-way resolution is included in this cost. GIS lines will be used for ROW and parcel data.
- Cost assumes work will commence in summer or fall of 2025.
- Traffic control costs are included in this estimate.

4.0 LAND USE PLANNING AND PERMITTING

4.1 PRE-APPLICATION COORDINATION

- Preparation of a pre-application conference request to the City of Camas, through the
  City's online submittal platform.
- Packaging and submission of all required pre-application conference exhibits, reports, and associated submittal materials.
- Attendance at a pre-application conference with the City of Camas.

4.2 DESIGN REVIEW / SITE COORDINATION

- Prepare design review exhibits illustrating site layout, circulation, fencing, and screening in support of compliance with Camas design standards.
- Coordinate with the internal landscape architect to ensure consistency between site and landscape elements for inclusion in design review materials.
- Compile and finalize graphic and narrative materials for the Design Review Committee, ensuring clarity and alignment with overall site plan and zoning intent.
- Attend and present at the Camas Design Review Committee meeting, as required, to support the project team and respond to design-related feedback.

4.3 LAND USE APPLICATIONS

- Site Plan Review: Facilitate preparation and submittal of a Site Plan Review application demonstrating compliance with City development standards and coordinating with the project team to assemble required materials.
- Design Review: Prepare and coordinate Design Review submittal materials that address Camas design guidelines and support architectural, landscape, and site design consistency throughout the review process.
- Zone Change: Develop a zoning map amendment application with supporting narrative and findings that justify the requested designation under CMC 18.51, and guide the application through the public review and hearing process.
- Lot Consolidation: Coordinate with City staff and the project team to prepare and submit a lot consolidation request that supports the development proposal and ensures compliance with applicable platting and legal description standards.

4.4 LAND USE PLANNING

- Prepare a zoning map amendment narrative in accordance with CMC Chapter 18.51, addressing all required decision criteria and justifications.
- Draft a consolidated findings of fact narrative describing how the proposed development meets applicable criteria for all land use procedures and standards.
- As applicable, coordinate with a cultural resources consultant to identify and incorporate archaeological review requirements. Integrate recommendations or survey documentation into the application as necessary. Consultant to be contracted by others.
- Coordinate with the City of Camas Planning Department to confirm all required submittal items, including lot consolidation documentation, noticing materials, and electronic format standards.
- Conduct quality control review of all application materials and ensure consistency between exhibits, forms, and narratives.
- Coordinate with Environmental planners to incorporate Shoreline Permit, SEPA, and conditional use into the land use application package.
- Assemble and submit a complete application package to the City for consolidated Type III land use review. This includes the zoning map change, site plan review, design review, SEPA, and lot consolidation, environmental permitting.
- Monitor the City's completeness and technical review processes, respond to information requests, and track public comment and hearing schedules.
- Review the City's draft Staff Report and proposed Conditions of Approval. Debrief with client.
- Prepare for and attend the public hearing before the Camas Hearings Examiner, including coordinating with the project team and City staff in advance of the hearing.
- Review and debrief the Hearings Examiner's final decision, advising the client on any conditions that may impact project feasibility, implementation, or cost.
- Participate in up to four (4) virtual project meetings, including the pre-application conference, coordination sessions with the project team, and/or meetings with City staff as needed.

ASSUMPTIONS

- The City of Camas will process the Comprehensive Plan Map Amendment independently. MSI's planning scope begins with the rezone and does not include comp plan amendment support.
- SEPA review is anticipated to result in a Determination of Nonsignificance (DNS) or Mitigated DNS. If an EIS is required, additional scope and fee will be required.
- Archaeological review is assumed to be required based on City and County mapping. MSI will include planning-level coordination, but technical report preparation and agency/tribal consultation will be led by others.
- The client will pay all applicable City permit fees. MSI will not be responsible for fee calculations or submittal of checks.
- MSI will rely on City-provided application forms, code interpretation, and staff direction to guide submittal requirements. If the City requires substantial revisions due to changing interpretations or late comments, a scope adjustment may be necessary.
- This scope is valid for continuous project progress. If the project is delayed by 60 days or more, MSI reserves the right to reassess the scope and fee and update accordingly.
- Land use appeals, public opposition, or litigation beyond the initial Hearings Examiner decision are not included in this scope.
- MacKay Sposito shall not be responsible for changes to the documents required by the jurisdiction based upon rules, regulations, codes or requirements of the jurisdiction that are not written regulations or correspondence from the jurisdiction. Changes required due to unwritten rules, regulations, codes or requirements by the jurisdiction shall be considered additional services that are not part of this contract.
- This proposal assumes no issues with submittals, processing, or agency staff review time. The project is assumed to have a continuous design effort. Any unforeseen issues, which cause delay or place the project on hold may result in additional fees.

5.0 CIVIL DESIGN - WATER TRANSMISSION

5.1 DOCUMENTS REVIEW & EVALUATION

- Review previous designs (if available), CAD drawings, reports, WSDOH's *Water System Design Manual,* and the City's *Design Standard Manual* and utilize the available data in the proposed design.

5.2 DESIGN COORDINATION WITH CLIENT AND OTHER DISCIPLINES

Design coordination with the client:

- Hold a kickoff meeting with the City to discuss drafting details, sheet templates, and plan set setup.
- Coordinate design approach with City staff and the City's integrator
- Coordinate designs and lead team meetings with key project team members and representatives from the City of Camas, as needed.
- Coordinate with subconsultants for design collaboration.
- Provide engineering support for team members.

5.3 30% CIVIL DESIGN

For each Phase (work in Everett & Lake Roads and work in Ione, 19th Ave., Oak St., 5th Ave., Nevada St., 3rd Pl., and 3rd Ave.), a 30% conceptual design layout will be prepared. Key elements of this task are as follows:

- Preliminary pipe routing based on the *Angelo Booster Station Design Alternatives Analysis* report
- Location of pipe appurtenances (valves, combination air valve assemblies, blowoffs, etc.)
- Conduct two project walkthroughs to evaluate design progression with field conditions such as tie-in points, significant utility crossings, and other visible site conditions.
- 30% sheet set
- Specifications outline
- QA/QC check of all deliverables

30% Design Deliverables:

- *30% plan set in PDF*

5.4 90% CIVIL DESIGN

The 90% design includes preparation of plans, specifications, and estimate of probable construction cost. Key elements for each phase are:

- Incorporate review comments from 30% design
- 90% horizontal and vertical design
- 90% sheet set
- 90% construction details
- 90% grading and erosion & sediment control plans
- 90% construction specifications
- 90% estimate of probable construction cost
- Stormwater Pollution Prevention Plan (SWPPP) and Construction Stormwater General
- Permit application
- QA/QC check of all deliverables

90% Design Deliverables:

- *90% plan set in PDF*
- *90% construction specifications in Microsoft Word format*
- *90% estimate of probable construction cost in Microsoft Excel format*
- *SWPPP and Construction Stormwater General Permit application (online)*

5.5 FINAL CIVIL DESIGN

The final design process includes preparation of plans, specifications, and estimate of probable construction cost to accompany bid documents.

- Incorporate plan review comments from 90% design
- Incorporate specification review comments from 90% design
- Final estimate of probable construction cost
- Support City staff in developing bid documents

- QA/QC check of all deliverables

Final Design Deliverables:
- *Final plan set in PDF*
- *Final construction specifications in Microsoft Word format*

Table 1- List of Plan Sheet Deliverables – Everett & Lake Road Mains					
Plan Sheet Description	Scale	No. of Sheets	30% Plan Sheets	90% Plan Sheets	100% Plan Sheets
Cover Sheet	NA	1	X	X	X
Legend & Index	NA	1	X	X	X
General Notes	NA	1		X	X
Erosion Control Plan & Details	50	5		X	X
Water Main Plan and Profiles	50/5	9	X (plan only)	X	X
Water Details	NA	4		X	X
Totals		**25**	**11**	**25**	**25**

Table 2- List of Plan Sheet Deliverables – 3rd, Oak, and Ione Main					
Plan Sheet Description	Scale	No. of Sheets	30% Plan Sheets	90% Plan Sheets	100% Plan Sheets
Cover Sheet	NA	1	X	X	X
Legend & Index	NA	1	X	X	X
General Notes	NA	1		X	X
Erosion Control Plan & Details	50	3		X	X
Water Main Plan and Profiles	50/5	5	X	X	X
Water Details	NA	4		X	X
Totals		**15**	**7**	**15**	**15**

6.0 CIVIL DESIGN - BOOSTER STATION SITE

This design effort is intended to support the site plan development, pre-application conference, and preliminary site plan processes and the preparation of construction documents for the site elements of the Booster Station construction package.

6.1 SITE LAYOUT

Starting from the conceptual site plan prepared for the CAMP meeting, MacKay Sposito will prepare a site plan incorporating the comments from that meeting and submit to City staff for approval before proceeding with the Preliminary Engineering and 30% design. This item includes coordination with subconsultants on building size, location of appurtenances (surge tank, transformer, generator, etc.).

6.2 30% PRELIMINARY CIVIL DESIGN

This design effort prepares preliminary site planning and construction documents for submittal with the Site Plan Review Application and for initial review by Public Works staff.

- Preliminary utility design
- Preliminary drainage design
- Preliminary landscape design
- 30% sheet set
- QA/QC check of all deliverables

30% Design Deliverables:

- *30% plan set in PDF*
- *Preliminary Utility Plan*
- *Preliminary Drainage Plan*
- *Preliminary Landscape Plan*
- *Preliminary Stormwater Technical Information Report*

6.3 60% CIVIL DESIGN WITH SPECIFICATION OUTLINE

60% design documents will be prepared, including plans, an outline of specification sections, and an estimate of probable construction cost. Key elements of this task are as follows:

- Incorporate review comments from 30% design
- 60% grading design
- 60% utility design
- 60% stormwater treatment and flow control design
- 60% construction details
- 60% erosion control design
- 60% landscape design
- 60% irrigation design
- 60% sheet set
- 60% estimate of probable construction cost
- Specifications outline
- QA/QC check of all deliverables

60% Design Deliverables:

- *60% plan set in PDF*
- *60% Stormwater Technical Information Report in PDF*
- *Specification outline in Microsoft Word format*
- *60% estimate of probable construction cost in Microsoft Excel format*

6.4 90% CIVIL DESIGN WITH SPECIFICATIONS

The 90% design includes preparation of plans, specifications, and estimate of probable construction cost. Key elements for each phase are:

- Incorporate review comments from 60% design
- 90% grading design
- 90% utility design
- 90% stormwater treatment and flow control design
- 90% landscape design
- 90% irrigation design
- 90% sheet set
- 90% construction details
- 90% stormwater calculations for treatment, conveyance, and flow control improvements
- 90% stormwater Technical Information Report
- 90% grading and erosion & sediment control plans
- 90% construction specifications
- 90% estimate of probable construction cost
- *Stormwater Pollution Prevention Plan* (SWPPP) and Construction Stormwater General Permit application
- QA/QC check of all deliverables

90% Design Deliverables:

- *90% plan set in PDF*
- *90% Stormwater Technical Information Report*
- *90% estimate of probable construction cost in Microsoft Excel format*
- *90% construction specifications in Microsoft Word format*
- *90% estimate of probable construction cost in Microsoft Excel format*
- *SWPPP and Construction Stormwater General Permit application (online)*

6.5 100% CIVIL DESIGN WITH SPECIFICATIONS

The final design process includes preparation of plans, specifications, and estimate of probable construction cost to accompany bid documents.

- Incorporate plan review comments from 90% design
- Incorporate specification review comments from 90% design
- Final sheet set
- Final stormwater treatment and flow control design
- Final landscape design
- Final irrigation design
- Final estimate of probable construction cost
- Support City staff in developing bid documents
- QA/QC check of all deliverables

Final Design Deliverables:

- *Final plan set in PDF*
- *Final Stormwater Technical Information Report*
- *Final construction specifications in Microsoft Word format*
- *Final estimate of probable construction cost in Microsoft Excel format*

Table 3- List of Plan Sheet Deliverables at each Design Stage for Booster Station Site

Plan Sheet Description	Scale	No. of Sheets	30% Plan Sheets	60% Plan Sheets	90% Plan Sheets	100% Plan Sheets
Cover Sheet	NA	1	X	X	X	X
Legend & Index	NA	1	X	X	X	X
General Notes	NA	1		X	X	X
Erosion Control Plan & Details	10	1		X	X	X
Utility Plan (Water & Sewer)	10	1	X	X	X	X
Water and Sewer Details	NA	4		X	X	X
Paving , Grade Control, and Drainage Plan	10	1	X	X	X	X
Paving and Drainage Details	NA	2		X	X	X
Totals		**12**	**4**	**12**	**12**	**12**

7.0 BOOSTER STATION DESIGN, BUILDING, AND WATER MODELING (CAROLLO)

Carollo Engineers' scope of work includes modeling and related consulting in support of the transmission main and booster pump station designs and the design of the booster pump station.

Please refer to Appendix B for a detailed description of Carollo's detailed scope of work.

8.0 CULTURAL RESOURCE PRESERVATION (ARCHAEOLGOICAL SERVICES)

Literature review, site investigation, and related archaeological services will be provided by Archaeological Services, LLC.

Please refer to Appendix C for Archaeological Services' detailed scope of work.

9.0 GEOTECHNICAL ENGINEERING (COLUMBIA WEST ENGINEERING)

Columbia West Engineering will conduct a literature review of conditions along the pipeline route, perform site investigations and soil characterization at the booster pump station site, and provide recommendations for construction of the water main and site improvements.

Please refer to Appendix D for Columbia West's detailed scope of work.

10.0 STAKEHcOLDER / COMMUNITY COMMUNICATION (JLA PUBLIC INVOLVEMENT)

JLA Public Involvement will develop and implement a community communication plan to reach the public and stakeholder groups regarding the proposed projects.

Please refer to Appendix E for JLA's detailed scope of work.

11.0 ARCHITECTURAL DESIGN (MWA ARCHITECTS)

MWA Architects will provide architectural design services in support of the building development at the pump station site.

Please refer to Appendix F for MWA Architects' detailed scope of work.

APPENDICES

APPENDIX A: MACKAY SPOSITO – FEE SHEET AND RATE TABLE

APPENDIX B: CAROLLO – FEE SHEET

APPENDIX C: ARCHAEOLOGICAL SERVICES– FEE SHEET

APPENDIX D: COLUMBIA WEST ENGINEERING – FEE SHEET

APPENDIX E: JLA PUBLIC INVOLVEMENT – FEE SHEET

APPENDIX F: MWA ARCHITECTS – FEE SHEET

EXHIBIT A

Fee Sheet & Rate Table

MacKay Sposito

MacKay Sposito

Project Name: ANGELO BOOSTER STATION - PHASE II
Project Manager: Chad McMurry
MSi Job No.: 25-095
Date: July 02, 2025 - Revised July 11, 2025

*(Current Rates: **black**)*
*(2026 Rates: **blue**)*

MacKay Sposito, Inc.

ESTIMATED HOURS AND EXPENSES

		Principal	Project Manager - Design	Engineering Manager	Project Engineer	Engineer I	Design Technician III	Project Coordinator I	Environmental Manager II	Natural Resource Specialist III	GIS Mapping Specialist	Project Manager Survey	Land Surveyor IV	Survey Party Chief	Survey Instrument Person	Survey Technician IV	Land Development Manager	Project Manager - Planning	Senior Planner	Planner III	Administrative Assistant	Project Manager - Landscape	Landscape Architect I	Landscape Designer III	Expenses	Total
1.0 - Project Management	1.1 Project Administration	1	10		3			10																		$4,396
	1.2 Project Scheduling		4		4																					$1,672
	1.3 Project Team Meetings	1	16	4	16			6																	28	$8,722
	1.4 Subconsultant Coordination		30					9																		$7,668
	1.1 Project Administration	1	20		4			20																		$8,453
	1.2 Project Scheduling		2		10																					$2,575
	1.3 Project Team Meetings	3	38	4	33			11																		$19,039
	1.4 Subconsultant Coordination		67					19																		$17,829
	Project Management Subtotal	**6**	**187**	**8**	**70**	**0**	**0**	**75**																	**$28**	**$70,353**
2.0 - Environmental Evaluation & Permitting	2.1 Review of Previous Environmental Studies								4	10																$2,204
	2.2 Wetland and Fish & Wildlife Habitat Delineation								4	68	20														$35	$13,595
	2.3 Shoreline Conditional Use Permit								12	32	12															$8,768
	2.4 SEPA								4	30																$5,044
	2.5 Permit Facilitation & Tracking								4	24															$500	$4,902
	Environmental Evaluation & Permitting Subtotal								**28**	**164**	**32**														**$535**	**$34,513**
3.0 - Survey: Boundary and Topographic	3.1 Boundary Survey											20	7	12	12	12									$453	$10,579
	3.2 Topographic Survey											8	40	256	256	120									$10,700	$104,780
	Survey: Boundary and Topographic Subtotal											**20**	**7**	**12**	**12**	**12**									**$11,153**	**$115,359**
4.0 - Land Use Planning & Permitting	4.1 Pre-Application Coordination																	5		8						$2,344
	4.2 Design Review / Site Coordination																	12	6	12						$5,508
	4.3 Land Use Applications																	11		14						$4,552
	4.4 Land Use Planning																5	25	2	16	4					$9,736
	4.1 Pre-Application Coordination																	9		8						$2,461
	4.2 Design Review / Site Coordination																	12	6	12						$5,783
	4.3 Land Use Applications																	11		14						$4,780
	4.4 Land Use Planning																5	25	2	16	4					$10,223
	Land Use Planning & Permitting Subtotal																**10**	**106**	**16**	**100**	**8**				**$0**	**$45,387**
5.0 - Civil Design: Water Transmission	5.1 Documents Review and Evaluation		1		2	2																				$892
	5.2 Design Coordination: Client & Other		2		8	4																				$2,592
	5.3 30% Civil Design		48	2	90	141	36	6																	$7	$54,331
	5.4 90% Civil Design		30	1	80	150	38	2																	$4	$49,172
	5.4 90% Civil Design		30	5	80	120	22	6																	$7	$46,425
	5.6 Final Civil Design		16		30	47	12	2																	$7	$18,852
	Civil Design: Water Subtotal		**127**	**8**	**290**	**464**	**108**	**16**																	**$25**	**$172,265**
6.0 - Civil Design: Booster Station Site	6.1 Site Layout		6		10	16	8	2																		$6,940
	6.2 30%/Preliminary Civil Design	1	8	2	16	50	20	4														1	2	8	$7	$17,531
	6.3 60% Civil Design with spec outline	1	4	2	20	40	30	4														1	12	36	$7	$22,691
	6.3 60% Civil Design with spec outline		4	2	20	40	30	4																	$0	$16,582
	6.4 90% Civil Design with specs	1	8	4	24	40	32	8														1	12	24	$7	$25,287
	6.5 100% Civil Design with specs	1	6	4	10	20	16	6														2	8	16	$7	$14,734
	Civil Design: Booster Station Site Subtotal	**4**	**36**	**14**	**100**	**206**	**136**	**28**														**5**	**34**	**84**	**$28**	**$103,765**
SUB 7.0 - Booster Station Design, Building, Water Modeling - Carollo Engineers	7.0 Booster Station Design, Building, Water Modeling - Carollo																									
	7.0 Booster Station Design, Building, Water Modeling - 5% Markup																									
	SUB - Carollo Engineers Subtotal																									
SUB 8.0 - Cultural Resource Preservation - Archaeological Services	8.0 Cultural Resource Protection - Archaeological Services																									
	8.0 Cultural Resource Protection - 5% Markup																									
	SUB - Archaeological Services Subtotal																									
SUB 9.0 - Geotechnical Engineering - Columbia West Engineers	9.0 Geotechnical Engineering - Columbia West Engineers																									
	9.0 Geotechnical Engineering - 5% Markup																									
	SUB - Columbia West Engineers Subtotal																									
SUB 10.0 - Stakeholder/Community Communications - JLA Public Involvement	10.0 Stakeholder/Community Communications - JLA Public																									
	10.0 Stakeholder/Community Communications - 5% Markup																									
	SUB - JLA Public Involvement Subtotal																									
SUB 11.0 - Architectural Design - MWA Architects	11.0 Architectural Design - MWA Architects																									
	11.0 - Architectural Design - 5% Markup																									
	SUB - MWA Architects Subtotal																									
	Hours	4	159	11	249	403	132	43	24	140	32	28	47	268	268	132	5	53	8	50	4	2	14	44		
	Rate	282.00	216.00	240.00	202.00	136.00	148.00	132.00	196.00	142.00	156.00	198.00	178.00	156.00	110.00	144.00	252.00	200.00	182.00	168.00	106.00	178.00	140.00	132.00		
	2025 Total	***$1,128.00***	***$34,344.00***	***$2,640.00***	***$50,298.00***	***$54,808.00***	***$19,536.00***	***$5,676.00***	***$4,704.00***	***$19,880.00***	***$4,992.00***	***$5,544.00***	***$8,366.00***	***$41,808.00***	***$29,480.00***	***$19,008.00***	***$1,260.00***	***$10,600.00***	***$1,456.00***	***$8,400.00***	***$424.00***	***$356.00***	***$1,960.00***	***$5,808.00***	***$11,769.00***	***$344,245.00***
	Hours	6	191	19	211	267	112	76	4	24	0	0	0	0	0	0	5	53	8	50	4	3	20	40		
	Rate	296.10	226.80	252.00	212.10	142.80	155.40	138.60	205.80	149.10	163.80	207.90	186.90	163.80	115.50	151.20	264.60	210.00	191.10	176.40	111.30	186.90	147.00	138.60		
	2026 Total	***$1,776.60***	***$43,318.80***	***$4,788.00***	***$44,753.10***	***$38,127.60***	***$17,404.80***	***$10,533.60***	***$823.20***	***$3,578.40***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$1,323.00***	***$11,130.00***	***$1,528.80***	***$8,820.00***	***$445.20***	***$560.70***	***$2,940.00***	***$5,544.00***		***$197,396***
	TOTAL HOURS	10	350	30	460	670	244	119	28	164	32	28	47	268	268	132	10	106	16	100	8	5	34	84		
	TOTAL	$2,904.60	$77,662.80	$7,428.00	$95,051.10	$92,935.60	$36,940.80	$16,209.60	$5,527.20	$23,458.40	$4,992.00	$5,544.00	$8,366.00	$41,808.00	$29,480.00	$19,008.00	$2,583.00	$21,730.00	$2,984.80	$17,220.00	$869.20	$916.70	$4,900.00	$11,352.00	$11,769.00	$541,641

SUBCONSULTANTS

		Carollo	Archaeological Services	Columbia West Engineers	JLA Public Involvement	MWA Architects	Total Subconsultant	**Total Budget Amount**
SUB 7.0 - Booster Station Design, Building, Water Modeling - Carollo Engineers	7.0 Booster Station Design, Building, Water Modeling - Carollo	$788,751					$788,751	$788,751
	7.0 Booster Station Design, Building, Water Modeling - 5% Markup	*$39,438*					*$39,438*	*$39,438*
	SUB - Carollo Engineers Subtotal							**$828,189**
SUB 8.0 - Cultural Resource Preservation - Archaeological Services	8.0 Cultural Resource Protection - Archaeological Services		$57,321				$57,321	$57,321
	8.0 Cultural Resource Protection - 5% Markup		*$2,866*				*$2,866*	*$2,866*
	SUB - Archaeological Services Subtotal							**$60,187.05**
SUB 9.0 - Geotechnical Engineering - Columbia West Engineers	9.0 Geotechnical Engineering - Columbia West Engineers			$18,518			$18,518	$18,518
	9.0 Geotechnical Engineering - 5% Markup			*$926*			*$926*	*$926*
	SUB - Columbia West Engineers Subtotal							**$19,444**
SUB 10.0 - Stakeholder/Community Communications - JLA Public Involvement	10.0 Stakeholder/Community Communications - JLA Public				$9,166		$9,166	$9,166
	10.0 Stakeholder/Community Communications - 5% Markup				*$458*		*$458*	*$458*
	SUB - JLA Public Involvement Subtotal							**$9,624**
SUB 11.0 - Architectural Design - MWA Architects	11.0 Architectural Design - MWA Architects					$75,642	$75,642	$75,642
	11.0 - Architectural Design - 5% Markup					*$3,782*	*$3,782*	*$3,782*
	SUB - MWA Architects Subtotal							**$79,424**
SUB 11.0 - Architectural Design - MWA Architects	11.0 Architectural Design - MWA Architects					$75,642	$75,642	$75,642
	11.0 - Architectural Design - 5% Markup					*$3,782*	*$3,782*	*$3,782*
	SUB - MWA Architects Subtotal							**$79,424**
	TOTAL						$996,867.90	**$1,433,729**

MacKay Sposito

Vancouver Office

18405 SE Mill Plain Boulevard, Suite 100 Vancouver, WA 98683
360.695.3411 www.mackaysposito.com

2024 HOURLY RATE SCHEDULE

Southern Washington

	Regular		Regular
Senior Principal	$346.00	Administrative Assistant	$106.00
Principal	$282.00	Clerical	$94.00
Engineering Manager	$240.00	Survey Manager	$220.00
Project Engineer	$202.00	Project Manager – Survey	$198.00
Engineer IV	$186.00	Land Surveyor IV	$178.00
Engineer III	$168.00	Land Surveyor III	$164.00
Engineer II	$156.00	Land Surveyor II	$156.00
Engineer I	$136.00	Land Surveyor I	$144.00
Project Manager – Design	$216.00	Survey Technician IV	$144.00
Project Controls Manager	$244.00	Survey Technician III	$126.00
Contract Administrator	$182.00	Survey Technician II	$118.00
Project Coordinator II	$144.00	Survey Technician I	$106.00
Project Coordinator I	$132.00	Survey Aid	$84.00
Design Technician IV	$160.00	Survey Party Chief	$156.00
Design Technician III	$148.00	Survey Party Chief – **Out of Town**	$161.00
Design Technician II	$140.00	Survey Instrument Person	$110.00
Design Technician I	$118.00	Survey Instrument Person – **Out of Town**	$115.00
Landscape Manager	$206.00	GIS Mapping Specialist	$156.00
Project Manager – Landscape	$178.00	GIS Mapping Specialist II	$164.00
Landscape Architect II	$160.00	Public Involvement Associate/Mgr.	$164.00
Landscape Architect I	$140.00	Public Involvement Coordinator	$110.00
Landscape Designer III	$132.00	Creative Designer	$106.00
Landscape Designer II	$122.00	Stormwater Analyst	$144.00
Landscape Designer I	$110.00	Environmental Manager II	$196.00
Land Development Manager	$252.00	Environmental Manager I	$174.00
Planning Manager	$228.00	Environmental Principal	$155.00
Project Manager – Planning	$200.00	Environmental Supervisor	$125.00
Senior Planner	$182.00	Environmental Stormwater Vac Operator	$125.00
Planner IV	$176.00	Environmental Stormwater Vac Crew	$115.00
Planner III	$168.00	Environmental Crew Lead	$105.00
Planner II	$146.00	Environmental Maintenance Technician	$95.00
Planner I	$132.00	Environmental Administrative	$100.00
Planning Technician	$126.00	Natural Resource Specialist IV	$156.00
Land Development Assistant	$106.00	Natural Resource Specialist III	$142.00
Accounting Manager	$216.00	Natural Resource Specialist II	$126.00
Project Accountant	$148.00	Natural Resource Specialist I	$116.00
Administrative Manager	$148.00	UAV Pilot	$160.00

The above rates cover salaries, overhead and profit. All other materials and expenses will be billed on an actual cost plus 10% basis. Overtime rates will be 1.5 times unless otherwise negotiated. These rates will be adjusted annually or as necessary to reflect market conditions. Sub-Consultants costs will be on actual cost plus 10% to compensate MacKay Sposito for Business Occupation Tax and administrative costs.

Per diem rates for travel within the continental United States will be billed in accordance with the rates published by the Office of Governmentwide Policy, General Services Administration (GSA) for the applicable fiscal year. Mileage will be billed in accordance with standard mileage rates published by the Internal Revenue Service.

Engineering categories are in accordance with ASCE Classifications. Rates detailed above do not apply to Federal or State contracts with specific Wage Determinations or mandated prevailing wage/fringe benefits minimum.

EXHIBIT B

Booster Station Design & Water Modeling

Carollo Engineers

CITY OF CAMAS

544 Zone Booster Pump Station Design (Phase 2)

Date: June 25, 2025

Prepared By: Craig Andrews, PE

Reviewed By: Wayne Gresh, PE

Subject: 544 Zone Booster Pump Station Design (Phase 2)
Scope of Work

Introduction

The City of Camas (Owner) has engaged Mackay Sposito Inc. (Consultant) and Carollo Engineers, Inc. (Subconsultant) to design a new booster pump station (Project) and water transmission pipelines to provide a reliable water supply from the 344 Pressure Zone to the 544 Pressure Zone. The City's goal is to increase the water supply to the 455 and 544 Zones, meeting both near-term and long-term demands driven by continued growth on Prune Hill and the west side of the city. After evaluating several concepts in 2025, a new booster pump station was selected as the preferred alternative over expanding the existing Angelo Booster Pump Station.

For this water transmission pipelines and booster pump station project (Project) Carollo Engineers, Inc. will provide services to the city as a subconsultant to MacKay Sposito Inc. Mackay Sposito Inc. will lead work associated with the water transmission pipelines with input from Carollo on hydraulic design criteria. Carollo will lead work associated with the booster pump station with permitting, surveying, site civil design, and resident engineering services provided by Mackay Sposito. This Scope of Work sets forth the services provided by Carollo (hereinafter Subconsultant), organized into the following tasks:

Phase 2 – Detailed Design

Task 100: Project Coordination and Management

Task 200: Preliminary Design

Task 300: Final Design

General conditions of the Scope of Work are as follows:

1. Deliverables provided by Subconsultant will be as follows:
    a. Electronic PDF format for draft deliverables.
    b. Electronic locked PDF format for permit document submittal and issued for bid documents with professional engineer seals and signatures.
    c. AutoCAD Civil 3D 2020 format for as-constructed drawings without professional engineer seals and signatures.

   d. Microsoft Word format of issued for bid specifications without professional engineer seals and signatures.
2. Draft documents will be revised by Consultant and City using Bluebeam Studio. Review comment logs will be generated using the Bluebeam Studio export tool to a Microsoft Excel workbook.
3. Reports, specifications, and documents will use Microsoft Word, Adobe Acrobat, and Bluebeam Revu formats.
4. The Project will utilize the subconsultants Front End Documents and Technical Specifications prepared in CSI 46-Division Format.
5. The Owner and/or Consultant will review all submittals and provide comments within two (2) weeks of each submission.
6. The scope of work and fee for bid period support, equipment procurement services, and engineering services during construction will be performed under a separate task order.

Scope of Work

TASK 100 – PROJECT COORDINATION AND MANAGEMENT

The purpose of this task is to manage and coordinate engineering and related services for Project completion in accordance with the schedule, budget, and quality expectations that are established. Task 100 includes the following subtasks:

Subtask 110 – Project Coordination and Management

1. Manage work by the Subconsultant Project Team and coordinate work with the Consultant and Owner.
2. Track and report monthly progress of the work, budget and schedule performance, work items planned for the next period and identify any scope changes that have occurred.
3. Bi-weekly Coordination Meetings: Participate in a bi-weekly conference call with the Consultants' team members as appropriate, to discuss project status needs and coordinate design-related issues. Up to two Project Team members will participate in the 30-minute bi-weekly coordination meeting. Coordination meetings will have a general agenda. Meetings will be held virtually and may be recorded via Microsoft Teams (if desired) and no meeting minutes will be developed. Actions and Decisions will be logged following each meeting in the working logs for the Project.
4. Develop an Actions and Decisions Log to identify action items throughout the Project. Update Action Log for the duration of design. A Decision Log, which describes any major issues that arise during the Project will be used to document scope and schedule changes associated with the completion of the work.
5. Develop Project Management, Quality Control, and Project Execution Plan to be submitted to the Consultant and Owner for review and comment. Prepare a draft plan summarizing the Phase 2 project goals and objectives; the Subconsultant's project approach; project organization requirements defining resources and staffing plan, responsibilities, contacts, and communication plan; the subconsultants team quality assurance/quality control (QA/QC) plan; project budget, schedule, and work breakdown structure; financial tracking procedures; and scope change management process.

The project delivery shall be in coordination with the Owner and Consultant's requirements and milestone dates.

6. Prepare a Final Project Management, Quality Control, and Project Execution Plan that incorporates the Owner and Consultant's comments on the Draft Project Execution Plan.

Subtask 110 Meetings:

1. Bi-weekly Coordination Meetings.

Subtask 110 Deliverables:

1. Project Action and Decisions Log.
2. Draft and Final Project Management, Quality Control, and Project Execution Plan

Subtask 120 – Monthly Progress Reports

1. Prepare monthly project status reports that track and report monthly progress of the work, budget and schedule performance, work items planned for the next period and identify any scope changes that have occurred.
2. Attend monthly conference calls to review the monthly progress report, if necessary. It's assumed the Project progress report meeting will be held virtually, up to 30-minutes in duration, and attended by the Subconsultants Project Manager.

Subtask 120 Meetings:

1. Monthly Progress Report Meetings.

Subtask 120 Deliverables:

1. Monthly Progress Reports.

2.0 TASK 200 – PRELIMINARY DESIGN

The purpose of this task is to establish the final project design criteria and anticipated construction conditions in preparation for completion of the design. Task 200 includes the following subtasks:

Subtask 210 – Project Kickoff

1. Participate in a Kickoff Meeting with the Consultant and the Owner:
    a. Coordinate with the Consultant to prepare a meeting agenda.
    b. Review project goals, objectives, and critical success factors to develop a Draft Project Execution Plan.
    c. Attend a site visit at the proposed Booster Pump Station (BPS) location. Discuss and identify Owner preferred design aspects desired for the new BPS.
    d. Up to six (6) subconsultant team members will attend the kickoff meeting.

Task 210 Meetings:

1. Kickoff Meeting

Task 220 Deliverables:

1. Kickoff Meeting Agenda and Minutes (Consultant Support).

Subtask 220 – Pump Station Analysis

1. Review and confirm flow demands presented in Project's 2025 Alternative Analysis Report prepared by Subconsultant under Phase 1 and run the City's hydraulic model to verify the recommended pump alternative functions within the system as intended. Generate figures to summarize the results.
2. Confirm hydraulic calculations to verify system curves and select pumps from the Owner's preferred manufacturers. Pumping hydraulics will be graphically illustrated. Submit hydraulic calculations with graphical illustration and proposed pump selection to document the pump station hydraulics and pump selection design basis.
3. Update figures from Phase 1 showing the general pump station layout/footprint for Owner review.

Task 220 Meetings:

1. None.

Task 220 Deliverables:

1. Hydraulic modeling results and figures.
2. Hydraulic calculation with graphical illustration and proposed pump selections.
3. Updated general pump station layout/footprint.

Subtask 230- Hydraulic Transit Analysis

1. Perform a hydraulic transient analysis of the transmission pipelines and pump station system using hydraulic/surge analysis modeling software.
    a. Include pump station characteristics, valve characteristics, intended surge protection measures, and operational conditions.
    b. Configure the model to run the following scenarios:
        i. Pump station power failure followed by a start up with no surge protection. The purpose of this scenario is to determine if there are undesirable high or low water hammer pressures that need to be mitigated with surge protection.
        ii. Pump station power failure followed by a start up with surge protection infrastructure or operating pressure criteria to mitigate effects of the undesirable surge pressures.
    c. Simulations under different flow conditions or operating parameters to evaluate the proposed surge protection solutions under a variety of operating conditions.
2. Identify surge protection infrastructure and operating requirements based on results of the hydraulic transient analysis. Surge protection methods may include surge vessels, air valves, surge relief valves, and operating procedures.
    a. Coordinate selection of surge protection measures with Consultant's pipeline design engineer.
3. Prepare and conduct a meeting with the Consultant and Owner to present to present the transient analysis performed and the surge protection measures recommended. Discuss and identify the preferred surge protection method for the design.
4. Prepare a Draft Hydraulic Transient Analysis Technical Memorandum (TM) documenting the hydraulic transient analysis, including graphs, tables of simulation results, and surge mitigation recommendations for Owner review.
5. Incorporate Owner comments and prepare the Final Hydraulic Transient Analysis TM.

Task 230 Meetings:

1. Hydraulic Transient Analysis Meeting (via MS Teams)

Task 230 Deliverables:

1. Draft and Final Hydraulic Analysis TM
2. Hydraulic Transient Analysis Meeting Minutes

Subtask 240 – Basis of Design Documentation

1. Perform research and preliminary engineering analysis to identify and define the Basis of Design Criteria for the Project. Summarize the design criteria in a Draft Basis of Design Table for Owner review. The basis of design will include the following pump station characteristics:
    a. Vertical turbine pumps.
    b. The ability for the pumps to be removed via crane through roof hatches and gantry style crane for valve removal or other maintenance.
    c. Standby generator, designed to be in a manufacture's standard sound attenuated weatherproof enclosure.
    d. The standby generator will not be in the building nor require specific sound attenuation design.
    e. The electric room will be air-conditioned and heated space.
    f. The pump room will be ventilated and heated.
2. Prepared and submit a draft Basis of Design Table that includes:
    a. Design flow demands and reservoir levels.
    b. Pumping capacity, type, quantity.
    c. Applicable codes (building, fire, electrical, etc.).
    d. Reliability/redundancy requirements (pump, power, controls, piping, etc.).
    e. Structural and building design criteria (seismic, wind, wildfire, etc.).
    f. Pump, motor, and VFD/starter requirements.
    g. Motor control requirements.
    h. Electricity power requirements (utility, standby, fuel storage, ATS, etc.).
    i. Telemetry system requirements.
    j. Security system requirements.
    k. Civil requirements (access widths, paving, restoration, site lighting, parking, stormwater, tie-in connection, etc.) (Mackay Sposito).
    l. Mechanical requirements (materials, valves, joints, couplings, coatings, linings, spacing, etc.).
    m. Building requirements (setbacks, noise attenuation measures, walls, roof insulation, doors, locks, HVAC, storage, lifting devices, hatches, lighting, plumbing, etc).
    n. Instrumentation Requirements (flow meters, pressures, etc.).
    o. Miscellaneous requirements (washdown, sampling, noise mitigation, shutdown allowances, etc.).
    p. Design and construction code requirements.
    q. Preferred manufacturers for equipment.
3. Develop an updated overall Project Schedule through Project startup and submit with the Draft Basis of Design Table.
4. Submit draft basis of design documents and set up Bluebeam Studio session for Consultant and Owner review of documents.

5. Conduct a meeting with the Consultant and Owner to discuss review comments and Consultant's responses. It is assumed this meeting will be held virtually, up to two (2) hours in duration, and attended by up to two (2) members of the subconsultants' team.
6. Following the Basis of Design Meeting, incorporate Consultant and Owner comments and finalize the Basis of Design Table.
7. Develop updated overall Project Schedule through Project startup.
8. Develop a Preliminary Drawing List and Preliminary Specifications Table of Contents (TOC) for the Project Owner review. Update to incorporate any Owner review comments.
9. Update the Final Basis of Design Table at each major design milestone to reflect changes throughout the design.

Task 240 Meetings:

1. Basis of Design Meeting (Virtual via Microsoft Teams)

Task 240 Deliverables:

1. Basis of Design Meeting Agenda and Minutes
2. Draft and Final Basis of Design Table in Excel and PDF Format
3. Project Schedule
4. Opinion of Probable Construction Cost
5. Preliminary Drawing List and Preliminary Specifications TOC.

Subtask 250 – 30% Design Package

6. Prepare 30% level of completion drawings and specifications for Consultant and Owner review. Submit the following for review:
    a. Drawings:
        i. Site plan developed from topographic basemap and buildings and driveway location show (Mackay Sposito).
        ii. Plan view of pump station building layout.
        iii. Architectural elevations showing proposed building characteristics.
        iv. Process and instrumentation diagram.
    b. Major equipment specifications:
        i. Pumps.
        ii. Major electrical equipment (motor control center).
    c. Process/Pump control description.
    d. Updated Basis of Desing Table.
    e. Updated opinion of probable construction cost.
    f. Updated schedule.
7. Perform internal QA/QC review of the documents.
8. Submit 30% documents and set up Bluebeam Studio session for Consultant and Owner review of documents. It's assumed the Owner will provide review comments two (2) week after the 30% design

submittal. The Subconsultant will provide responses to the Owner's review comments one (1) week after the Design Review Workshop.

9. Conduct a workshop with the Consultant and Owner to discuss review comments and Consultant's responses. It is assumed the Design Review Workshop will be a maximum of 4-hours duration and will be scheduled to occur within two (2) weeks after submission of the 30% Design Package. Up to four (4) members of the subconsultant's team will attend the Design Review Workshop.
10. Review comment response logs and updated action and decision logs will be provided following the Design Review Meeting and Design Workshop.
11. It is assumed S&B will provide booster pump station PLC/RTU control panel design, instrumentation and, major electrical equipment (switchboard, MCC, VFDs).
12. The scope does not include security system design, the subconsultant will provide up to 16 hours of additional services to coordinate electrical design with the City's security designer/security contractor.

Task 250 Meetings:

1. 30% Design Review Workshop

Task 250 Deliverables:

1. 30% documents submitted.
2. Review comment response logs in Excel format for each design package.
3. Update action and decision logs, as appropriate.
4. Design calculations, as requested.

3.0 TASK 300 – FINAL DESIGN

The purpose of this task is to develop and complete the final project design Task 300 includes the following subtasks:

Subtask 310 – 60% Design Package

1. Incorporate Owner review comments from 30% design package.
2. Prepare 60% design package including technical specifications, drawings, updated Basis of Design Table, opinion of probable construction cost, and schedule for Owner review.
3. Perform internal QA/QC review of the documents.
4. Submit 60% documents and set up Bluebeam Studio session for Consultant and Owner review of documents. It is assumed the Design Review Workshop will be a maximum 4-hour duration and will be scheduled to occur within two (2) weeks after submission of the 60% Design Package. Up to four (4) team members will attend the Design Review Workshop.
5. Receive and respond to 60% design package Owner review comments.
6. Review comment response logs and updated action and decisions logs will be provided following the Design Review Meeting and Design Workshop.

Subtask 320 - 90% Design Package

1. Incorporate Owner review comments from 60% design package.

2. Prepare 90% design package including all technical specifications, drawings, updated Basis of Design Table, updated opinion of probable construction cost, and schedule for Owner review.
3. Perform internal QA/QC review by senior level engineers not directly involved with the design.
4. Submit 90% documents and set up Bluebeam Studio session for Consultant and Owner review documents. It is assumed that the Design Review Workshop will be a maximum 4-hour duration and will be scheduled to occur within two (2) weeks after submission of the 90% Design Package. Up to four (4) team members will attend the Design Review Workshop.
5. Review comment response logs and updated action and decisions logs will be provided following the Design Review Meeting and Design Workshop.
6. Incorporate Consultant and Owner review comments and prepare and submit drawings, specifications, and calculations (as required by permitting agencies) with professional engineer's seals and signatures for permit review submittals. It is assumed permit review will be needed by City of Camas Building Department and Washington State Department of Health.

Subtask 330 - 100% Final Design Package

1. Incorporate permitting agency, Consultant, and Owner review comments from permitting and 90% design reviews.
2. Prepare pre-Final (not sealed) specifications, drawings, updated Basis of Design Table, updated opinion of probable construction cost, and updated schedule for Owner review. The pre-final documents will incorporate all permitting agency, Consultant, and Owner review comments as appropriate, considered ready for professional engineer seals and signatures.
3. Set up Bluebeam Studio session for Consultant and Owner review of documents.
4. Receive and respond to any final Consultant and Owner review comments.
5. Incorporate Consultant and Owner review comments and prepare specifications and drawings with professional engineer's seals and signatures for Owner's use in advertising the project for bids.
6. Submit updated drawings and specifications to permitting agencies as required.
7. Submit final version of the Basis of Design Table, opinion of probable construction cost, and schedule.

Task 300 Meetings:

1. 60%, and 90% Design Workshops.

Task 300 Deliverables:

1. 60%, 90%, pre-final and Final (sealed) drawings, specifications, updated Basis of Design Table, opinion of probable construction cost, and updated schedule.
2. Sealed drawings and specifications to permitting agencies as required.
3. Review comment response logs in Excel format for each design package.
4. Update action and decision logs, as appropriate.

EXHIBIT A

PHASE 2 BUDGET

Exhibit A - Phase 2 Budget

City of Camas
544 Zone Booster Pump Station Design (Phase 2)
June 25th 2025

Task	Task and Sub-task Description	Project Manager	Senior Advisor/SME	Senior Professional	Principal Professional	Project Professional	Professional	Staff Professional	Senior Technician	Technician	Document Processing	Total Hours	Labor Cost	PECE	ODC	Total Cost
		$275	$310	$250	$300	$225	$205	$165	$167	$152	$117			$16		
PHASE II	DETAILED DESIGN															
100	PROJECT COORDINATION AND MANAGEMENT															
110	Project Coordination and Management	68	5	34	-	-	-	-	-	-	15	122	$ 30,505	$ 1,952	$ -	$ 32,457
120	Monthly Progress Reports	35	-	-	-	-	-	-	-	-	14	49	$ 11,263	$ 784	$ -	$ 12,047
	TOTAL TASK 100: PROJECT CORDINATION AND MANAGEMENT															
	Hours	103	5	34	-	-	-	-	-	-	29	171				
	Cost	$28,325	$1,550	$8,500	$0	$0	$0	$0	$0	$0	$3,393		$41,768	$2,736	$0	$44,504
200	PRELIMINARY DESIGN															
210	Project Kickoff	4	4	4	4	4	-	4	-	-	0	24	$ 6,100	$ 384	$ 1,600	$ 8,084
220	Pump Station Analysis	-	-	22	8	-	24	34	-	-	0	88	$ 18,430	$ 1,408	$ -	$ 19,838
230	Hydraulic Transient Analysis	-	2	12	14	-	68	-	-	-	3	99	$ 22,111	$ 1,584	$ -	$ 23,695
240	Basis of Design Documentation	7	-	26	4	8	4	34	-	-	4	87	$ 18,323	$ 1,392	$ -	$ 19,715
250	30% Design Package	16	6	73	48	39	10	103	45	84	2	430	$ 87,186	$ 6,875	$ 1,600	$ 95,662
	TOTAL TASK 200: PRELIMINARY DESIGN															
	Hours	27	12	137	78	51	106	175	45	84	9	728				
	Subtotal	$7,425	$3,720	$34,250	$23,400	$11,445	$21,730	$28,798	$7,525	$12,804	$1,053		$152,150	$11,643	$3,200	$166,994
300	FINAL DESIGN															
310	60% Design Package	20	6	122	80	227	154	288	166	297	20	1380	$ 267,189	$ 22,077	$ 1,600	$ 290,866
320	90% Design Package	20	6	104	74	174	89	196	122	222	22	1028	$ 201,884	$ 16,455	$ 1,600	$ 219,940
330	100% Design Package	12	6	51	14	28	23	60	35	54	36	319	$ 61,337	$ 5,111	$ -	$ 66,448
	TOTAL TASK 300: FINAL DESIGN															
	Hours	52	18	277	168	428	266	544	323	573	78	2728				
	Cost	$14,300	$5,580	$69,216	$50,400	$96,400	$54,530	$89,805	$53,961	$87,063	$9,155		$530,410	$43,644	$3,200	$577,253
	TOTAL PROJECT															
	Hours	182	35	448	246	479	372	719	368	657	116	3626				
	Costs	$50,050	$10,850	$111,966	$73,800	$107,845	$76,260	$118,603	$61,486	$99,867	$13,601		$724,328	$58,023	$6,400	$788,751

EXHIBIT C

Cultural Resource Preservation

Archaeological Services

ARCHAEOLOGICAL SERVICES LLC
601 Officers Row Vancouver, WA 98661 360) 260-8614

CULTURAL RESOURCE SURVEY SCOPE and ESTIMATE

Angelo Booster Station Project, City of Camas, Clark County, Washington

Prepared for:
MacKay Sposito
Attn: Chad McMurry
(360) 713-6251
mackaysposito.com

June 9, 2025

PROJECT UNDERSTANDING

MacKay Sposito has been contracted to design a new 1,000 GPM water booster station and transmission main alignment for the City of Camas (City). The project design is in progress. As currently understood, the project will entail construction of the new pump station at 360 NW Lake Road, Camas, plus the installation of approximately 14,000 linear feet of pipeline through existing city streets.

At minimum, the project is expected to require archaeological survey and consultation to satisfy the City's archaeological predetermination ordinance under the State Environmental Policy Act (SEPA). Possible state funding may prompt cultural resources review under Washington State's Executive Order 21-02 (EO 21-02). The scope of work presented below is designed to meet EO 21-02 requirements; a somewhat less rigorous scope may satisfy City requirements if the project is only subject to SEPA.

1. SCOPE OF WORK

Archaeological Services, LLC (ASCC) shall agree to be responsible for the following tasks:

1. Project consultation with the Client, City, state agencies as appropriate, consulting Tribes, the Washington Department of Archaeology and Historic Preservation (DAHP), and other parties as needed.

2. Background research and literature review. This research will review the historical development of the project area, the archaeological data for the region, and any previous cultural resource investigations within a one-mile radius of the project area.

3. Conducting a cultural resources survey of the project area. The survey will consist of:

    a. A systematic surface investigation of the entire project area. This pedestrian

survey will be carried out by archaeologists walking parallel, adjacent transects spaced no farther than 10 meters apart, as permitted by terrain.

b. A subsurface investigation within the APE via the excavation of no more than 120 shovel test probes (STPs), at the discretion of the Field Director. STPs are circular holes measuring approximately 40 cm in diameter and taken to a minimum depth of 60 cm below the ground surface, barring an impasse. All excavated sediment matrices will be screened using nested ¼" and ⅛" mesh over a tarp. Selective auger testing may be used to sample deeper soils.

4. In-field analysis, GIS mapping, and documentation of any pre-contact artifacts, historic artifacts, surface features, above-ground cultural resources, and faunal remains observed during the survey.
5. Completion of any necessary archaeological site inventory forms.
6. Recommendations regarding the project's potential to adversely impact cultural resources, particularly those that are listed on, or considered eligible for listing on the National Register of Historic Places (NRHP).

DELIVERABLE ITEMS

The deliverable items under this Agreement are:

1. A report detailing the results of the investigation, designed to meet City, state, and Tribal standards for cultural resource reporting.
2. Project maps and photographs showing the project area along with any cultural resources identified during the investigation.
3. DAHP inventory forms for any other historic/archaeological resources identified during the investigation.
4. Recommendations for further work, if appropriate.

ESTIMATED COSTS

The estimated base cost is **$57,320.85**, as broken down in the tables below.

Please be aware that this estimate is based on information currently available. Given the early stage of the project design, the scope of the cultural resources investigation may require revision. Also note that the project is expected to overlap areas of high archaeological sensitivity, possibly including one known archaeological site (45CL1404). Given that the potential impacts upon cultural resources are unknown at this point, this estimate does not cover any follow-up site testing or monitoring that may be recommended due to survey results. Changes to the project scope or schedule, unexpected complications in the field, archaeological findings at an unexpected scale, or unforeseen requests from consulting parties may require a revision of estimated costs, to be discussed with the client at the earliest opportunity.

ASCC only charges for time and materials spent, so final costs may be lower than estimated.

PAYMENT

ASCC invoices are based on time and materials, which will be tracked throughout the duration of the project. Invoices are typically issued monthly, depending on the project's lifespan. ASCC only accepts checks, cash, or ACH payments.

Angelo Booster Station Project, City of Camas, Clark County, Washington

June 9, 2025

ASCC considers a signed estimate as notice to proceed.

_____ _____
FOR THE CONTRACTOR (ASCC) DATE

x _____ _____
FOR THE CLIENT DATE

_____
PRINT NAME

Estimate Valid For 90 Days from Contractor Signature
6/9/25-MAS

Please provide contact information for your accounts payable (A/P) department for billing purposes.

Company Name _____

Billing Address _____

City, State, Zip _____

_____

A/P Contact _____

A/P Phone Number _____

A/P Email Address _____

Estimated Cost Breakdown Table:
Angelo Booster Station Project, City of Camas, Clark County, Washington

June 9, 2025

Task	Personnel	Estimated Hours	Billing Rate/Hr	Billable Amount
Project consultation with the Client, City, DAHP, Tribes, and other Agencies as needed	Principal Investigator	6	202.46	$1,214.76
	Archaeologist III	6	109.88	$659.28
Background & Literature Review	Principal Investigator	2	202.46	$404.92
	Archaeologist III	10	109.88	$1,098.80
Project Scoping	Archaeologist III	8	109.88	$879.04
Fieldwork: Pedestrian Survey and Subsurface Survey (up to 120 STPs)	Professional Archaeologist	20	167.98	$3,359.60
	Archaeologist III	180	109.88	$19,778.40
	Archaeologist II	200	96.23	$19,246.00
	Archaeologist I	0	88.21	$0.00
GPS/GIS data management	Archaeologist III	6	109.88	$659.28
Graphics preparation	Archaeologist III	10	109.88	$1,098.80
Report Writing and Editing	Archaeologist III	60	109.88	$6,592.80
	Principal Investigator	8	202.46	$1,619.68
Permit Application	Professional Archaeologist	0	167.98	$0.00
	Archaeologist III	0	109.88	$0.00
Monitoring Plan Writeup	Archaeologist III	0	109.88	$0.00
Project Coordination	Archaeologist I	3	$88.21	$264.63
Administrative	Office Coordinator	2	$82.43	$164.86
			Sub-Total	**$57,040.85**

Additional Expenses	Unit Cost	Est. Units	Cost
Mileage	$0.70	400	$280.00
			Sub-Total **$280.00**

Total Survey Cost	**$57,320.85**

EXHIBIT D

Geotechnical Engineering

Columbia West Engineers

Angelo Booster Station (Geotechnical)

Understanding

The project consists of approximately 14,000 linear feet of pipeline through existing rights-of-way in the City of Camas with a new pump station located at 360 NW Lake Road.

Background

According to the Geologic Map of the Camas Quadrangle, Clark County Washington and Multnomah County, Oregon the near-surface geologic conditions along the project alignment is primarily mapped as the hyaloclastic sandstone member of the Pliocene and Miocene-aged Troutdale Formation (Qtfh). The soil is generally described a course grained soils comprised of sandstone basalt fragments. Minor areas of course-grained Missoula Flood deposits (Qfc) and recent alluvium (Qa) are also mapped along the alignment.

Based on experience in the area, subsurface conditions along the pipe alignment will be variable and could consist of silt, sand, clay, gravel, sandstone, or basalt. At the pump station, we anticipate the subsurface conditions will consist of alluvial soils deposited by Lacamas Creek potential underlain by basalt. Static groundwater along the alignment will likely vary but be less than 20 feet below ground surface (BGS) with perched groundwater potentially above static groundwater.

Approach

Pipeline

Columbia West will review available geologic mapping, information provided by the City of Camas, and our in-house files to determine the potential subsurface soil conditions along the pipe alignment (desktop study). As part of this phase of work, no new explorations will be completed, however, based on the desktop study, we may identify specific locations where supplemental explorations may necessary. A revised scope and fee estimate or change order will be provided if new explorations are required.

We will provide a summary of the anticipated subsurface soil conditions along the alignment, including applicable explorations and logs in a geotechnical report. The report will also provide general construction recommendations for pipeline installation based on the anticipated soil conditions.

Pump Station

In order to characterize subsurface conditions and provide design and construction recommendations for the pump station, a geotechnical investigation will be conducted. The investigation will include drilling one boring to a depth up to 40 feet BGS or practical refusal on sandstone, basalt, or large boulders in the proposed footprint of the pump station. We will install a vibrating wire piezometer to measure groundwater levels at the pump station for construction budgeting purposes. In-situ soil samples will be collected from relevant lithologic horizons and submitted for laboratory analysis for particle-size gradation, plasticity, and classification. Lithologic profiles will be logged and classified in accordance with USCS and AASHTO specifications. Subsurface exploration equipment will consist of a truck-or-track -mounted, mud rotary drill rig. Explorations will be backfilled with bentonite upon completion. Infiltration testing will not be completed in the boring.

A summary of the subsurface conditions, and design and construction recommendations will be presented in the geotechnical report described in the "Pipeline" section. The full report will include the following:

- Summary of anticipated subsurface and groundwater conditions along the pipeline
- Summary of subsurface soil and groundwater conditions at the pump station
- Laboratory testing results
- Recommendations for foundation support for the pump station, including allowable bearing capacity, estimated foundation settlement, and lateral resistance parameters
- Recommendations for site preparation, including grading and drainage, stripping depths, fill type for imported material, compaction criteria, trench excavation and backfill, use of on-site soil, and wet/dry weather earthwork
- Recommendations for managing groundwater that may affect the performance of structures
- Recommendations for pavement sections based on loading provided by the ownership and design teams
- Recommendations for additional explorations along the pipeline, if necessary.

Schedule

Columbia West will schedule contractors upon notice to proceed. The boring will require one day to complete. We will complete and submit a report within four weeks of completing the fieldwork. Pertinent information will be provided to the design and construction team after the fieldwork and before the report is prepared to assist in design of the project.

Fee

A spreadsheet with costs for the project has been included.

Our fee assumes the following:

- Site access will be arranged by others.
- Contaminated soil will not be encountered in the explorations.

Base Scope - Total Costs

Project Name: **Project Manager:** NNP **CWE Job No.:** **Client Job No.:** **Date:**		Columbia West Engineering										
		ESTIMATED HOURS AND EXPENSES										Total Budget Amount
		Principal Engineer	Associate Engineer	Senior Project Engineer	Project Engineer	Senior Staff Engineer	Staff Engineer	Laboratory Manager	Administrative Assistant	Expenses (See expense tab)	Total	
Geotechnical	Field Investigation						11			$9,585.00	$11,002.50	$11,002.50
	Laboratory Testing									$925.00	$925.00	$925.00
	Analysis and Report	4		16					8.5	$0.00	$5,097.50	$5,097.50
	PM and support	3					6			$0.00	$1,492.50	$1,492.50
										$0.00	$0.00	$0.00
	Subtotal									**$10,510.00**	**$18,517.50**	**$18,517.50**
											$0.00	$0.00
											$0.00	$0.00
											$0.00	$0.00
											$0.00	$0.00
	Subtotal										**$0.00**	**$0.00**

TOTAL HOURS	7	0	16	0	0	16	0	9	10,510.00		
RATE	$ 250.00		$ 215.00			$ 135.00	$ -	$ 90.00			
TOTAL DOLLARS	$1,750.00	$0.00	$3,332.50	$0.00	$0.00	$2,160.00	$0.00	$765.00	$10,510.00	$18,517.50	$18,517.50

EXHIBIT E

Stakeholder/Community Communications

JLA Public Involvement

City of Camas
Angelo Booster Station – Design Phase

JLA Scope of Work

June 2025

Purpose and Goals

The City of Camas is developing design plans for a new booster pump station and approximately 14,000 linear feet of new water transmission main extending from downtown Camas to NW Lake Road. Construction will occur in phases, with impacts anticipated along residential and arterial streets, near trail systems, and school routes.

Scope of Work

JLA will work collaboratively with the City and consultant team to develop and implement an outreach and communications plan to support early stakeholder communication and pre-construction notification efforts.

The following tasks represent work to be completed by JLA.

Task 1: Project Initiation & Management

JLA will participate in a one-hour project kickoff meeting with City staff and the consultant team to understand the scope of project impacts and assess public engagement needs. JLA will also participate in periodic coordination meetings via video/phone conference with City staff and the consultant team to review and discuss work products, prepare for and debrief community outreach activities, refine objectives and develop implementation strategies. JLA will produce monthly invoices and progress reports.

Deliverables:

- Participation in one one-hour virtual kickoff meeting
- Monthly invoices and progress reports
- Participation in up to 3 coordination meetings (assumes meetings are virtual and one hour in duration, includes prep time)

Task 2: Community Engagement

- #### Task 2.1 Stakeholder Outreach

  JLA will conduct early outreach to key stakeholders during design to inform them of proposed alignments and gather insights to help reduce community impacts. Stakeholders may include neighbors along the pipeline alignment, trail users, school district representatives, emergency services, local bicycle and pedestrian groups, and nearby property owners.

  Deliverables:

  - Prepare for, conduct and document up to six (6) 1-hour virtual stakeholder meetings.
  - Assumes the city will assist with contact information.

City of Camas
Angelo Booster Station Design
Prepared by: JLA Public Involvement
Date: June 2025

Task #	Task/Subtasks	Adrienne DeDona, Senior Associate 1 (Strategy) $ 253.49 /hr		Franziska Elliott, PI Spec. 4 (PM) $ 171.27 /hr		PI Spec. 4 (Graphics) $ 171.27 /hr		PI Spec. 2 (Support) $ 121.70 /hr		Admin 4 $ 138.95 /hr		Add new staff here	Totals			
		Hours/Ea	Cost	Hours/Ea	Cost	Hours/Ea	Cost	Hours/Ea	Cost	Hours/Ea	Cost		Hours	Labor	Expenses	Cost
1.0	**Project Initiation and Management**															
	Invoices & Progress Reports *Assumes monthly invoices will be included along with progress reports*	1	$253.49	3	$ 513.81		$0.00		$0.00	6	$833.70		10	$1,601.00	$0.00	**$1,601.00**
	Project Kick-Off Meeting *Assumes a 1-hour virtual kick-off meeting, including prep*	2	$506.98	2	$342.54		$0.00		$0.00		$0.00		4	$849.52	$0.00	**$849.52**
	Project Team Coordination *Assumes participation in up to 3 virtual project team meetings, including prep*	4	$1,013.96	4	$685.08		$0.00		$0.00		$0.00		8	$1,699.04	$0.00	**$1,699.04**
▲		**7**	**$1,774.43**	**9**	**$1,541.43**	**0**	**$0.00**	**0**	**$0.00**	**6**	**$833.70**		**22**	**$4,149.56**	**$0.00**	**$4,149.56**
2.0	**Community Engagement**															
2.1	Stakeholder Outreach															
	JLA will provide support for up to 6 virtual 1-hour one-on-one meetings with affected stakeholders. *Assumes the city will assist with stakeholder identification and contact information.*	4	$1,013.96	12	$2,055.24		$0.00	16	$1,947.20		$0.00		32	$5,016.40	$0.00	**$5,016.40**
▲		**4**	**$1,013.96**	**12**	**$2,055.24**	**0**	**$0.00**	**16**	**$1,947.20**	**0**	**$0.00**		**32**	**$5,016.40**	**$0.00**	**$5,016.40**
Add new task here													▲	▲	▲	▲
		11	**$2,788.39**	**21**	**$3,596.67**	**0**	**$0.00**	**16**	**$1,947.20**	**6**	**$833.70**		**54**	**$9,165.96**	$0.00	**$9,165.96** ◀Check
												◀	**54**	**$9,165.96**	$0.00	**$9,165.96** ◀Check
													Sum of all subtotals:			**$9,165.96** ◀Check

EXPENSE DETAIL

Task/ Subtasks	Communications	Printing & Copies	Mileage & Parking	Graphics	Other	Total Expenses
1.0 Project Initiation and Management						
0.0						
0.0 Invoices & Progress Reports						$0
0.0 Project Kick-Off Meeting						$0
0.0 Project Team Coordination						$0
	$0	**$0**	**$0**	**$0**	**$0**	**$0**
2.0 Community Engagement						
2.1 Stakeholder Outreach						
0.0 JLA will provide support for up to 6 virtual 1-hour one-on-one meetings with affected						$0.00
	$0.00	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Totals	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

EXHIBIT F

Architectural Design

MWA Architects

June 25, 2025 Rev 1

mwa architects

SAN FRANCISCO PORTLAND

Scope of Services
City of Camas Booster Pump Station Design
Camas, WA

Chad McMurray
Mackay Sposito
18405 SE Mill Plain Blvd, Suite 100
Vancouver, WA 98683

Scope of Services for Architectural Design

MWA Architects is pleased to present a proposal for architectural services for the design of the City of Camas, WA Booster Pump Station building. Services include preparation of a Preliminary Design and 30/60/90/100% Bid Set drawing deliverables.

Task 100 - Project Coordination & Management

Activities to include:

- Preparation of monthly invoices
- Invoice tracking
- Budget and schedule tracking

Deliverables:

- Monthly invoices

Task 200 - Preliminary Design

30% Design

Activities to include:

- Attendance at project Kick-Off Meeting
- Site visit
- Information gathering and data analysis
- Development of architectural design criteria for inclusion in Basis of Design Report (by others)
- Development of drawings to 30% milestone level
- Coordination with other disciplines
- Preparation and attendance in 30% workshop
- QA/QC review

- Cost estimate support
- WSEC compliance report setup
- Rendering

Meetings:

- Site visit – Assume 2 staff members, 2 hour duration including travel time
- Kick-off meeting – Assume 3 staff members, 2 hour virtual
- Coordination meetings – Assume 2 staff members, 3 meetings, 1 hour virtual
- 30% Workshop – Assume 2 staff members, 1 hour virtual

Deliverables:

- Architectural design criteria for inclusion in Basis of Design Report
- 30% drawings (pdf)
- 30% specifications (pdf and Microsoft Word)
- Rendering – (pdf or jpeg) – see assumptions

Task 300 – Final Design

60% Design

Activities to include:

- Owner comment review and response
- Development of drawings to 60% milestone level
- Development of specifications to 60% milestone level
- Coordination with other disciplines
- Attendance in 60% Workshop
- QA/QC review
- Rendering update
- Cost estimate support
- WSEC compliance report updates

Meetings:

- Coordination meetings – Assume 2 staff members, 3 meetings, 1 hour virtual
- 60% Workshop – Assume 2 staff members, 2 hour virtual

Deliverables:

- 60% drawings (pdf)
- 60% draft specifications (pdf and Microsoft Word)
- WSEC 60% compliance report (draft)
- Rendering – (pdf or jpeg) – see assumptions

90% Design

Activities to include:

- Owner comment review and response
- Development of drawings to 90% milestone level
- Development of specifications to 90% milestone level
- Coordination with other disciplines
- Preparation and attendance in 90% workshop
- WSEC compliance report updates
- QA/QC review
- Cost estimate support

Meetings:

- Coordination meetings – Assume 2 staff members, 2 meetings, 1 hour virtual
- 90% Workshop – Assume 2 staff members, 2 hour virtual

Deliverables:

- 90% drawings (pdf)
- 90% specifications (pdf and Microsoft Word)
- WSEC 90% compliance report (draft)

100% Design

Activities to include:

- Owner comment review and response
- Finalization of drawings to 100% level for Permit and Bid
- Finalization of specifications
- Coordination with other disciplines
- QA/QC reviews
- Cost estimate completion
- Respond to plan review comments

Meetings:

- Coordination meetings – Assume 2 staff members, 1 meeting, 1 hour virtual

Deliverables:

- Responses to plan review comments in email format
- Final bid and Permit set drawings (pdf)
- Final bid and Permit set specifications (pdf and Microsoft Word)

- WSEC final compliance report issuance

Assumptions

MWA Architects has made the following assumptions to develop the architectural scope of work and associated fee. If any of these assumptions are determined to be incorrect during the project, MWA reserves the right to request a scope and fee modification to the Agreement.

- Architect will bill time as Time and Materials.
- Architect's work is limited to building design only.
- Architect will develop design, drawings, and specifications to final design level in a linear and uninterrupted manner. Client and Owner will be limited to one round of comment and changes and changes will be limited to minor adjustments to the size or layout of the proposed modifications. Any other major changes will require additional services.
- Schedule is estimated to be as follows:

Task	Schedule	Duration
Preliminary Design	Mid August 2025 – Mid Oct 2025	2 months
30% Design	Mid Oct 2025 – Mid Dec 2025	3 months
60% Design	Late Dec 2025 – April 2026	4 months
90% Design	Late April 2026 – July 2025	3 months
Final 100%/Bid Set	End of Aug 2026	2 months

- Project process is assumed to be linear and continuous without any stops. Any stoppage in project process greater than 1 month will incur additional services.
- Architect's drawings will be produced in Revit and delivered in PDF format.
- Estimate 10 architectural drawing sheets.
- Estimate 20 specifications sections.
- Specifications will be formatted by others.
- Permitting activities will be performed by others.
- Structural, Civil, Mechanical, Electrical, Plumbing, Low Voltage, Fire Alarm, and other design disciplines are not included in this proposal.
- Compliance with the building thermal envelope requirements of the Washington State Energy Code (WSEC) will be demonstrated through the WSEC compliance report.
- Purchase of permits by others.
- All land-use-related permitting will be addressed by others. MWA will incorporate applicable findings into the design documents as appropriate.
- Project is not pursuing Earth Advantage, LEED, or other sustainability benchmark certifications.
- Rendering will be produced using Revit and Enscape or Lumion. Rendering will be sketch or conceptual level and will represent building massing, openings, material

selections but will not be considered photo-realistic. Site elements will be shown as conceptual only.

- Services during construction are not included in this proposal. If the project is constructed without Architect being engaged for services during construction, Architect reserves the right to make periodic Construction Observation site visits billable as time and materials.
- If conditions change from the overall assumptions and scope of work, Architect will bill for our time on a time and materials basis on a Client approved additional service.
- Reimbursables: Reimbursables will be billed at cost. Reimbursables include but are not limited to: printing costs, parking fees, mileage, permit fees, county recording fees, records search fees, etc. Estimate of $200 for entire project.
- Architectural element cost information will be provided as a rough cost per square foot budget based on recent similar and relevant project cost numbers. Detailed cost estimates are by others.

6/25/2025 Rev 1

mwa architects

Camas, WA - P.S. Design

TASKS		MWA LABOR							
	Task Description	Principal In Charge	Director/Project Manager	QA/QC	Project Architect	Designer 3	Project Accountant	**Total Hours**	**Total MWA Labor Costs**
		Greg Roblie, AIA	Alan Armstrong, AIA	Thomas Stark, AIA	Wayne Yoshimura, NCARB	Kelsey Plucar	Yvette Cota		
		$300	$239	$202	$193	$125	$128		
Task 100	*PROJECT COORDINATION & MANAGEMENT*	1	16	0	2	4	16	**39**	**$7,058**
	Project startup	1	2		2	4	2	11	$1,920
	Project administration and monthly invoices		14				14	28	$5,138
Task 200	*PRELIMINARY DESIGN*								
	30% DESIGN	1	3	4	35	66	-	**109**	**$16,830**
	Project kickoff		2		2	2		6	$1,114
	Site visit				2	2		4	$636
	Information gathering and analysis				4	4		8	$1,272
	Develop architectural design criteria				4	8		12	$1,772
	Coordination				10	10		20	$3,180
	Drawings				10	24		34	$4,930
	Rendering				1	16		17	$2,193
	QA/QC Review	1	1	4	2			8	$1,733
Task 300	*FINAL DESIGN*								
	60% DESIGN	1	1	8	61	68	-	**139**	**$22,428**
	Prepare and submit 60% drawings				12	40		52	$7,316
	Prepare 60% specifications				24			24	$4,632
	60% Workshop				4	4		8	$1,272
	Coordination with other disciplines				10	10		20	$3,180
	Cost estimate support			2	8	2		12	$2,198
	Rendering update				1	12		13	$1,693
	QA/QC reviews	1	1	6	2			10	$2,137
	90% DESIGN	1	1	8	52	50	-	**88**	**$18,441**
	Prepare and submit 90% drawings				12	40		52	$7,316
	Prepare 90% specifications				24				$4,632
	Coordination with other disciplines				8	8		16	$2,544
	90% Workshop				2	2		4	$636
	Cost estimate support				4			4	$772
	QA/QC reviews	1	1	8	2			12	$2,541
	100% DESIGN	1	1	3	30	30	-	**65**	**$10,685**
	Prepare and submit 100% drawings				8	16		24	$3,544
	Complete 100% specifications				12			12	$2,316
	Project document coordination				4	8		12	$1,772
	QA/QC reviews	1	1	2	2	2		8	$1,579
	Plan review responses			1	4	4		9	$1,474
	Sub Total MWA Labor								**$75,442**
	Reimbursables								$200
	TOTAL	5	22	23	180	218	16	**464**	**$75,642**