



**CITY OF CAMAS  
PROFESSIONAL SERVICES AGREEMENT  
Amendment No. 2**

616 NE 4th Avenue  
Camas, WA 98607

**Project No. STR23011**

**NW Lake Road and Sierra Street Intersection Improvements**

THIS AMENDMENT (“Amendment”) to Professional Services Agreement is made as of the \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by and between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **MacKay Sposito** hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified. The City and Consultant may hereinafter be referred to collectively as the “Parties.”

The Parties entered into an Original Agreement dated **July 7, 2023**, by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Original Agreement shall remain in full force and effect.

1. **Scope of Services.** Consultant agrees to perform additional services as identified on **Exhibit “A”** (Amended Scope of Services) attached hereto, including the provision of all labor, materials, equipment, supplies and expenses, for an amount not-to-exceed \$499,775.48.
  - a.  Unchanged from Original/Previous Contract
2. **Time for Performance.** Consultant shall perform all services and provide all work product required pursuant to this Amendment by:
  - a.  Extended to \_\_\_\_\_
  - b.  Unchanged from Original/Previous Contract date of December 30, 2025  
Unless an additional extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of the Original Agreement.
3. **Payment.** Based on the Scope of Services and assumptions noted in **Exhibit “A”**, Consultant proposes to be compensated on a time and material basis per **Exhibit “B”** (Costs for Scope of Services) with a total estimated not to exceed fee of:
  - a. Previous not to exceed fee: \$94,345.55
  - b. Amendment No. 1 \$62,183.52
  - c. Amendment No. 2 \$499,775.48
  - d. **Total: \$656,304.55**
  - e. Consultant billing rates:
    - Modification to Consultant Billing Rates per **Exhibit “C”** attached herein
    - Unchanged from Original/Previous Contract

4. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counter-parts, which counterparts shall collectively constitute the entire Agreement.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF CAMAS:

CONSULTANT:

*Authorized Representative*

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT “A”  
AMENDED SCOPE OF SERVICES**

September 30, 2024

Curleigh Carothers  
City of Camas  
616 NE 4th Avenue  
Camas, WA 98607

Re: Amendment 02 - Design and Right-of-Way Services for the NW Lake Road and NW Sierra Street Intersection Improvements

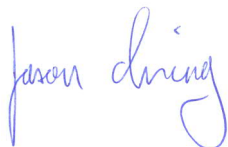
Dear Curleigh,

Thank you for your support on this project through the alternatives analysis and public outreach work completed to date. We are excited to support the City of Camas in providing design engineering and right-of-way services for a new roundabout to improve operations and safety at the intersection.

Enclosed you will find our proposed scope and fee for amendment 2 for City review and comment.

Please contact me with any questions.

Sincerely,



Jason Irving, PE  
Senior Engineer/Principal  
MacKay Sposito

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# TABLE OF CONTENTS

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## INTRODUCTION

## SCOPE OF WORK

### 1.0 PROJECT MANAGEMENT

#### 1.1 PROJECT ADMINISTRATION

#### 1.2 PROJECT SCHEDULING

#### 1.3 PROJECT TEAM MEETINGS

#### 1.4 SUBCONSULTANT COORDINATION

### 2.0 QUALITY ASSURANCE AND QUALITY CONTROL

#### 2.1 QA/QC STAGES

#### 2.2 SUBCONSULTANT DELIVERABLE REVIEW

### 3.0 LAND SURVEYING

#### 3.1 BOUNDARY SURVEY

#### ~~3.2 LEGAL DESCRIPTIONS AND TITLE REPORTS - NOT INCLUDED, TO BE CONTRACT WITH FUTURE AMENDMENT~~

### 4.0 CULTURAL INVESTIGATION (AINW)

### 5.0 GEOTECHNICAL AND HAZARDOUS MATERIALS (RHINO ONE)

### 6.0 PUBLIC OUTREACH

#### 6.1 PUBLIC OUTREACH SUPPORT (MACKAY SPOSITO)

### 7.0 ENVIRONMENTAL EVALUATION AND PERMITTING

#### 7.1 SEPA

#### 7.2 CONSTRUCTION STORMWATER GENERAL PERMIT AND STORMWATER POLLUTION PREVENTION PLAN

#### 7.3 PERMIT FACILITATION AND TRACKING

### 8.0 CIVIL ENGINEERING

#### 8.1 DESIGN COORDINATION WITH CITY AND OTHER DISCIPLINES

#### 8.2 30% CIVIL DESIGN

#### 8.3 60% CIVIL DESIGN

#### 8.4 90% CIVIL DESIGN

#### 8.5 100% CIVIL DESIGN

#### 8.6 HYDRAULICS AND HYDROLOGY CALCULATIONS AND REPORT

### 9.0 PRIVATE UTILITY COORDINATION

#### 9.1 REVIEW EXISTING PRIVATE UTILITY DOCUMENTATION AND SITE CONDITIONS DELIVERABLES

#### PRIVATE UTILITY COORDINATION ASSUMPTIONS

### 10.0 STRUCTURAL ENGINEERING (CONSOR)

## 11.0 CITY DELIVERABLES TO THE CONSULTANT

11.1 SAMPLE PROJECTS

11.2 PROJECT COORDINATION

11.3 RIGHT OF ENTRY PERMITS

11.4 PAVEMENT DESIGN

11.5 UTILITY LIST

11.6 STREET LIGHT AND TRAFFIC SIGNAL REQUIREMENTS

## APPENDICES

APPENDIX A: CULTURAL INVESTIGATIONS - (AINW)

APPENDIX B: GEOTECHNICAL INVESTIGATIONS AND HAZARDOUS MATERIALS - (RHINO ONE)

APPENDIX C: PUBLIC OUTREACH - (JLA)

APPENDIX D: TRAFFIC ENGINEERING DESIGN - (DKS)

APPENDIX E: STRUCTURAL ENGINEERING - (CONSOR)

APPENDIX F: RIGHT OF WAY - (UFS)

APPENDIX G: RATE TABLE

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# INTRODUCTION

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Thank you for selecting the MacKay Sposito team to partner with the City of Camas on the NW Lake Road and NW Sierra Street Intersection Improvements. An alternative analysis, including a topographic survey, was completed in early 2024, and public engagement was completed in July 2024. Through this work, a new roundabout was determined by the City Council and the project team to be the preferred alternative to serve the near and long-term operations and safety needs at the intersection. The following scope of work outlines design engineering and right-of-way services for the new roundabout. The project team includes:

- **MacKay Sposito** - Project Management / Land Surveying / Civil Roadway & Drainage Design / Environmental / Public Outreach Support
- **AINW** - Cultural Resources
- **Rhino One** - Geotechnical
- **JLA** - Public Outreach
- **DKS** - Traffic Engineering / Lighting Design / Roundabout Concept Development
- **Consor** - Structural Engineering
- **UFS** - Right of Way

## GENERAL PROJECT DESCRIPTION/BACKGROUND

NW Lake Road and NW Sierra Street is currently a 3-legged non-signalized intersection with a stop sign on NW Sierra Street. The surrounding area includes several private residential properties. This intersection connects two roads that are critical links between the south lake shore and Prune Hill areas of the City. The average daily traffic entering the intersection is approaching 12,000. The City has budgeted pre-construction funds to complete the design, permitting, and to secure the necessary property rights for improvements to the intersection.

The project will convert the existing stop-controlled intersection to a single-lane roundabout to improve intersection operations and safety. Additionally, a dedicated eastbound right turn lane will be added, bicycle facilities will be extended to and through the intersection, and new street lighting will be added. Utility relocations and stormwater management will also be needed as part of this project.

The work performed by the consultant generally consists of services as follows:

- Prepare engineering plans, specifications, and estimates (PS&E), 60% through final design.
- Geotechnical field investigations and recommendations for new retaining walls and pavement recommendations.
- Environmental permitting, including a cultural resources report and SEPA.
- Utility conflict determination and utility relocation coordination.
- Right of way and easement acquisition.

### **General Assumptions**

1. See tasks for specific task-related assumptions and exclusions.
2. 10-month total design and right-of-way duration.
3. All funding will be local, with no federal or state funding
4. City of Camas design requirements and standards apply.
5. All submittals will be made electronically with no paper copies.
6. A stakeholder/advisory committee will not be created or engaged with as part of the project.

### **Exclusions**

1. Bidding and construction phase services
2. Downstream stormwater analysis
3. Private utility design
4. Arborist services
5. Landscaping and irrigation design



# SCOPE OF WORK

(Exhibit "A")

City of Camas -Engineering Design and Right of Way NW Lake Road/ NW Sierra St Intersection

## 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. The schedule will show 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 agendas and minutes, and lead bi-weekly project team meetings with the City. This task includes bi-weekly progress meetings, and review meetings at each submittal phase.
- Organize and hold project coordination meetings with key project team members and representatives from the City of Vancouver and other agencies as needed. These meetings shall have specific agendas addressing and resolving project issues as they are encountered.

Meeting Schedule				
Type	Format	Frequency	Participants	# Mtgs
Site Visit	In-Person	Once	PIC/PM/PE	1
Consultant Team Meetings	Hybrid	Bi-Weekly	PM/PE/DE	15
Progress Meetings w/City	Virtual	Bi-Weekly	PIC/PM/PE	15
Design Submittal Meetings	Virtual	Following Design Submittals	Select Team Leads	4
Council Meeting	In-Person	Once	PIC/PM	1

### 1.4 SUBCONSULTANT COORDINATION

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

## **DELIVERABLES**

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

## **PROJECT MANAGEMENT ASSUMPTIONS**

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- Ten-month project management duration
- Approximately bi-weekly consultant team coordination meetings
- The public outreach task includes providing information and exhibits, attending public meetings, open houses, and other outreach tasks.

## 2.0 QUALITY ASSURANCE AND QUALITY CONTROL

Establish a quality management program and designate responsibility for reviewing technical work and other deliverable products to staff with appropriate experience and expertise.

### 2.1 QA/QC

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The following is the summary of the QA/QC stages that will be followed for each project component and the 60%, 90%, and 100% plan, specifications, and estimate phases.

- **QA/QC Process**

1) **Originate:** When a product (e.g., 60% plans) is ready for review, the Project Manager will originate the QC process by directing the CAD Technician to produce a review plan set. The CAD technician performs the first level of review. Once this first pass is completed, a new plan set is plotted to PDF, and the Project Manager is informed that the deliverable is ready for review.

2) **Check:** The Project Manager is the QC lead. The QC includes a review of the design, presentation, accuracy of keynotes, detail references, checks for utility conflicts, and a myriad of other items. QC checklists are used to assist in the review. BlueBeam, a PDF-based document review platform, is used to make and log comments. Bluebeam provides a single digital location for QC reviews and QA backchecks.

3) **Backcheck:** Following the PM review, the assigned back checker initiates a QA review. BlueBeam tracks and logs any additional comments. Standard checklists are utilized for reviews.

4) **Correct:** After the QC and QA review, the marked-up deliverable is sent back to the CAD Technician or the document author. The CAD technician/author addresses the comments or adds comments to the BlueBeam session clarifying why a comment could not be addressed or to seek additional clarification. At this point, the CAD Technician/author will replot the deliverable.

5) **Verify:** The Project Manager then reviews the revised document against the marked-up document and verifies that each of the comments has been addressed and works closely with the CAD technician/author to address comments that were not addressed through the first round of corrections. A revised and corrected plan set/report/specification is plotted, and the Project Manager performs one final review prior to submission to the agency.

## 2.2 SUBCONSULTANT DELIVERABLE REVIEW

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- Review, provide comments, and manage schedules for subconsultant team deliverables.
- This review will follow the same process as the internal review of deliverables.

## 3.0 LAND SURVEYING

### 3.1 BOUNDARY SURVEY

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- MacKay Sposito will perform a boundary survey to determine the existing right of way of NW Lake Road and NW Sierra Street. This task does not include drafting and recording at Clark County a Record of Survey. Research and calculations will be performed to assist in field locating sufficient monumentation to resolve the right-of-way.

### ~~3.2 LEGAL DESCRIPTIONS AND TITLE REPORTS – NOT INCLUDED, TO BE CONTRACT WITH FUTURE AMENDMENT~~

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- ~~• MacKay Sposito will prepare up to 9 legal descriptions and accompanying exhibits to assist in right of way and temporary construction easement acquisition covering up to 5 parcels. This task includes plotting any potential existing easements affecting the subject parcels per the Title Reports. Title Report review and ordering to be performed by others. MacKay Sposito will stake the proposed easements and right of way takes up to one time in the field to assist with the acquisition process. This work will be performed in one mobilization.~~

### **DELIVERABLES**

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- ~~• Up to 9 signed and stamped legal descriptions and exhibits in PDF format.~~
- *Boundary survey in AutoCAD format*

## 4.0 CULTURAL INVESTIGATION (AINW)

Please refer to Appendix A for cultural resources' scope of work.

## 5.0 GEOTECHNICAL (RHINO ONE)

Please refer to Appendix B for geotechnical scope of work.

## 6.0 PUBLIC OUTREACH

The City, MacKay Sposito, and JLA previously completed public outreach work to help determine and communicate the preferred intersection improvement alternative, a new roundabout. Please refer to Appendix C for JLA's scope of work, which summarizes public outreach activities.

### 6.1 PUBLIC OUTREACH SUPPORT (MACKAY SPOSITO)

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- Prepare for, attend, and provide meeting minutes for up to five private property owner meetings to review the proposed design.

*Deliverables:*

- *Private property owner meeting agendas and minutes*

## 7.0 ENVIRONMENTAL EVALUATION AND PERMITTING

### 7.1 SEPA

- The Consultant will prepare the Washington State Environmental Policy Act (SEPA) Checklist and any necessary appendices to comply with City and State regulations.

Assumptions:

- A pre-application conference with the City of Camas is recommended and assumed. No additional land use permitting will be required.
- The archaeological documentation will be covered under a separate task.
- A geotechnical assessment for geotechnical hazards will be covered under a separate task.
- No additional reports or studies will be required, including, but not limited to, critical aquifer recharge areas, fish and wildlife habitat conservation areas, and wetlands. Data will be gathered from publicly available sources.
- Shorelines and wetland/waters direct and indirect impact permitting is not included.
- The project will receive a determination of non-significance.
- The City of Camas will pay permit fees.
- Up to two hours of public comment response is included.

### 7.2 CONSTRUCTION STORMWATER GENERAL PERMIT AND STORMWATER POLLUTION PREVENTION PLAN

- A Notice of Intent (NOI) will be filed with the Washington Department of Ecology, including two public notices in The Columbian, and a Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the project. The NOI and SWPPP will be in place prior to the start of construction.

Assumptions:

- The newspaper public notice fees are included, but the annual permit renewal fees are excluded.
- The erosion and sediment control plan will be prepared for other tasks in this scope of work.

### 7.3 PERMIT FACILITATION AND TRACKING

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

### DELIVERABLES

- *SEPA Checklist*
- *NPDES Permit Application and SWPPP*

## 8.0 CIVIL ENGINEERING

### 8.1 DESIGN COORDINATION

- Coordinate with sub-consultants for design collaborations, including the traffic engineer, geotechnical engineer, and structural engineer.
- Provide engineering support for the environmental team, including:

- Erosion sediment control BMP selection and coordination with the environmental team in support of the Storm Water Pollution Prevention Plan (SWPPP) permit
- General SEPA support

## 8.2 60% CIVIL DESIGN

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This task includes preparing the 60% conceptual geometric layout generally based on the Roundabout Alternative prepared by the project team during the Alternatives Analysis phase of this project. The 60% design includes preparing plans and the engineer's estimate of probable cost. Key elements include:

- 60% roundabout geometric design, including edges of travel way, islands, and sidewalks
- "Fastest Path" analysis and exhibits for all critical approaches of the roundabout.
- Vehicle turning analysis and exhibits for critical turning movements of the roundtable for the City-provided design vehicle
- Stopping and intersection sight distance evaluation and exhibits
- 60% roadway and sidewalk grading design
- 60% stormwater calculations and conveyance system design
- 60% horizontal and vertical alignment design for new 24-inch dry sanitary sewer STEP main and 24-inch dry potable water main for future connection
- 60% signing and striping design
- 60% erosion control design
- 60% Engineer's Estimate of Probable Construction Cost
- Specifications outline

### *60% Design Deliverables:*

- *Fastest Path Exhibits*
- *Vehicle Turning Analysis exhibits*
- *Sight Distance exhibits*
- *60% plan set in PDF as listed in Table 1*
- *60% estimate of probable construction cost in Microsoft Excel format*
- *Specification outlines in Microsoft Word format*

## 8.3 90% CIVIL DESIGN

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The 90% design includes the preparation of plans, specifications, and the engineer's estimate of probable construction cost. Key elements include:

- Incorporate review comments from 60% design.
- 90% roadway and roundabout design development
- 90% curb returns and curb ramp detailed grading design.
- 90% stormwater calculations and conveyance system design
- 90% horizontal and vertical alignment design for a new 24-inch dry sanitary sewer STEP main and 24-inch dry potable water main for future connection
- 90% construction staging and traffic control design.
- 90% signing and striping design
- 90% erosion control design
- 90% ROW plan

- 90% Engineer’s Estimate of Probable Construction Cost
- 90% Specifications

*90% Design Deliverables:*

- 90% plan set in PDF as listed in Table 1
- 90% estimate of probable construction cost in Microsoft Excel format
- 90% specifications in Microsoft Word format

#### 8.4 100% CIVIL DESIGN

This task includes incorporating review comments from 90% design and progressing to final plans, specifications, and estimate.

*100% Design Deliverables:*

- 100% plan set in PDF as listed in Table 1
- 100% estimate of probable construction cost in Microsoft Excel format
- 100% specifications in Microsoft Word format

Table 1- List of Plan Sheets Deliverables at each Design Stage						
Plan Sheet Description	Scale	No. of Sheets		60% Plan Sheets	90% Plan Sheets	100% Plan Sheets
Cover Sheet	NA	1		X	X	X
Legend	NA	1		X	X	X
General Notes	NA	1		X	X	X
Typical Roadway Section	TBD	2		X	X	X
Sheet Key	TBD	1		X	X	X
Existing Conditions	20	4		X	X	X
Construction Staging Plan	50	1			X	X
Temporary Traffic Control Plan	20	4			X	X
Temporary Traffic Control Details	TBD	1			X	X
Site Preparation and Demolition Plan	20	4		X	X	X
Erosion Control Plan	20	4		X	X	X
Erosion Control Details	TBD	1		X	X	X
Street, Storm, Sanitary, and Water Plan and Profile	20	5		X	X	X
Roundabout & Curb Ramp Grading Plan	10	1		X	X	X
Street Details	TBD	2		X	X	X
Storm Sewer Details	TBD	2		X	X	X
Sanitary Sewer Details	TBD	1		X	X	X
Water Details	TBD	1		X	X	X

Signing and Striping Plan	20	4		X	X	X
Signing and Striping Details	TBD	3		X	X	X
ROW Plan	20	4			X	X
<b>Totals</b>		<b>48</b>		<b>38</b>	<b>48</b>	<b>48</b>

## 8.5 HYDRAULICS AND HYDROLOGY CALCULATIONS AND REPORT

Hydraulic and Hydrology calculations will be prepared to support the drainage design. The calculations and preparation of the report shall be done per the City of Camas Municipal Code Section 14.02, as well as the Washington State Department of Ecology’s 2024 Stormwater Management Manual for Western Washington (SWMMWW). Key elements for this task include:

- Preliminary hydrology report containing 60% design drainage calculations.
- Incorporating review comments from the preliminary hydrology report from the preliminary hydrology report and progressing to final report at 90% design level

*Hydraulic and Hydrology Calculations and Report Deliverables:*

- *Preliminary Hydrology Report in PDF*
- *Final Hydrology Report in PDF*

## CIVIL ENGINEERING ASSUMPTIONS

- The roundabout alternative prepared by the project team during the Alternatives Analysis phase of this project will be the base design for the roundabout geometric design.
- The roundabout will be designed based on the current City of Camas’ Design Standards Manual.
- “Fastest Path” and sight distance analyses will be completed in accordance with NCHRP Report 672.
- The City will determine the design vehicle for vehicle turning analysis.
- Sheet setup and design drafting will be based on MacKay Sposito drafting standards. The plan sheets will be set up to full size 24”x36”, with the scale as shown in Table 1. The submittals will be in PDF format. CAD drawings are available upon request.
- The curb ramp design will be performed to the maximum extent feasible for six curb ramps.
- Three retaining walls are anticipated, as shown in the roundabout alternative concept design. Structural Engineering design and calculations for the retaining walls is covered under a separate task.
- It is assumed that the proposed roadway grading and design will not require re-design of existing water and sewer utilities.
- Traffic control plans will include signage and detours for pedestrian, bicycle and vehicular movements during construction.
- Construction sequencing and phasing will be included in the final design including Order of Work, Allowed Road Closure Phasing, Typical Traffic Control Scenarios, and Temporary Traffic Control Guidelines/Requirements.
- Right-of-way plans will include the preliminary right of way plans, and temporary construction easements. Services for right-of-way and easement legal descriptions and exhibits are covered under a separate task. Major design changes as the result of negotiation with the property owners are not included.
- Project Special Provisions will be based on the most recent Washington State Department of Transportation Standard Specifications for Road, Bridge, and Municipal Construction.

The City will provide a sample specification for the City’s preferred special provisions. The City will be responsible for preparing the Division 1 specifications.

- Estimates of probable construction cost will be prepared at the 60%, 90% and 100% design stages. The cost analysis will be based on unit prices from recent similar projects.
- Stormwater calculation and design approach are based on the following assumptions: the project will trigger all 10 Minimum Requirements per the 2024 SWMMWW. Onsite water quality treatment will be required. Based upon the ADT reported in the Traffic Analysis memo by DKS (September 22, 2023), metals treatment will be required, but Oil Control is not required. The project site is within the Lacamas Lake watershed, so Phosphorus treatment will also be required. Lacamas Lake is a flow control exempt receiving water; it is assumed that the project site discharges directly to Lacamas Lake and that the conveyance system between the project site and Lacamas Lake has sufficient hydraulic capacity to accommodate the proposed improvements.

## 9.0 PRIVATE UTILITY COORDINATION

Provide coordination with private utilities including Clark Public Utilities, NW Natural Gas, and up to three communications (cable, phone, fiber) providers.

### 9.1 REVIEW EXISTING PRIVATE UTILITY DOCUMENTATION AND SITE CONDITIONS

- Private Utility Coordination
  - Contact private utilities to provide a general overview of the project scope, limits, and anticipated schedule.
  - Work with private utilities to identify requirements related to their relocation and/or modification.
  - Develop and maintain a private utility coordination tracker to document:
    - Contact information for each utility
    - Correspondence, including phone and email conversations
    - Anticipated relocation schedule and associated risks
  - Send design plans and the project schedule to each utility at the completion of 60%, 90% and 100% design milestones.
  - Coordinate with private utilities to schedule up to three in-person group meetings at MacKay Sposito’s office to include all utilities. Prepare agendas and minutes for each meeting.
- Utility Conflict Report
  - Prepare a Utility Conflict Report and plan exhibits for each utility based on the 60% design plans.
  - Update the Utility Conflict Report and plan exhibits for design changes from the 60% to 90% design.
  - Send utility conflict letters at 60% and 90% design to affected utility companies describing conflicts and communicating the required schedule for conflict resolution design and construction work.

### DELIVERABLES

- *Coordination Tracker*
- *Conflict Reports and Exhibits*
- *Meeting Agendas and Minutes*



## **PRIVATE UTILITY COORDINATION ASSUMPTIONS**

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- All private utility relocation designs will be completed by others (assumed to be completed by private utilities).
- Assumes coordination with Northwest Natural Gas, Clark Public Utilities, and up to two additional private utility providers.
- Utility companies will provide their proposed design in AutoCAD as well as PDF plan sheets.
- The City will coordinate with private utilities regarding relocation costs and agreements.
- No new additional major utility conflicts will occur between 90% and 100% design.

### **10.0 STRUCTURAL ENGINEERING (CONSOR)**

Please refer to Appendix E for the structural engineering scope of work.

### **11.0 LIGHTING DESIGN (DKS)**

Please refer to Appendix D for the lighting design scope of work.

### **12.0 RIGHT OF WAY (UFS)**

Please refer to Appendix F for right of way services scope of work.

## **13.0 CITY DELIVERABLES TO THE CONSULTANT**

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### **13.1 SAMPLE PROJECTS**

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- The City will provide copies of previously completed similar projects (plans, specifications, and estimates).

### **13.2 PROJECT COORDINATION**

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- The City will assist the Consultant in managing relationships with other jurisdictions involved in the Project, adjacent property owners and the public. The City will provide staff to meet and discuss the Project with the Consultant as needed. The City will provide written comments pertaining to the design submittals.

### **13.3 RIGHT OF ENTRY PERMITS**

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- The City will obtain the right of access to private properties for all Project developments. The Consultant shall coordinate access.

### **13.4 PAVEMENT DESIGN**

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- The City will select the pavement type and structural sections based on the pavement recommendation provided by the Consultant.

### **13.5 UTILITY LIST**

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- The City will provide the Consultant with a list of local contacts for utilities within the Project limits. Design and plan preparation for the addition or relocation of utilities within the Project limits will be done by others.

### **13.6 STREET LIGHT AND TRAFFIC SIGNAL REQUIREMENTS**

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- The City will provide the illumination type, the minimum illumination levels and uniformity ratios to be used in the Project design.

#### ***DELIVERABLES***

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- *Sample projects*
- *Project coordination*
- *Right of Entry Permits (if needed)*
- *Pavement type & structural sections selection*
- *Utility contact list*
- *Street lighting requirements*

## **APPENDICES**

### **APPENDIX A: CULTURAL INVESTIGATIONS - (AINW)**

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### **APPENDIX B: GEOTECHNICAL - (RHINO ONE)**

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### **APPENDIX C: PUBLIC OUTREACH - (JLA)**

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### **APPENDIX D: TRAFFIC ENGINEERING DESIGN - (DKS)**

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### **APPENDIX E: STRUCTURAL ENGINEERING - (CONSOR)**

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### **APPENDIX F: RIGHT OF WAY - (UFS)**

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### **APPENDIX G: RATE TABLE**

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**EXHIBIT “B”  
AMENDED COSTS FOR SCOPE OF SERVICES**



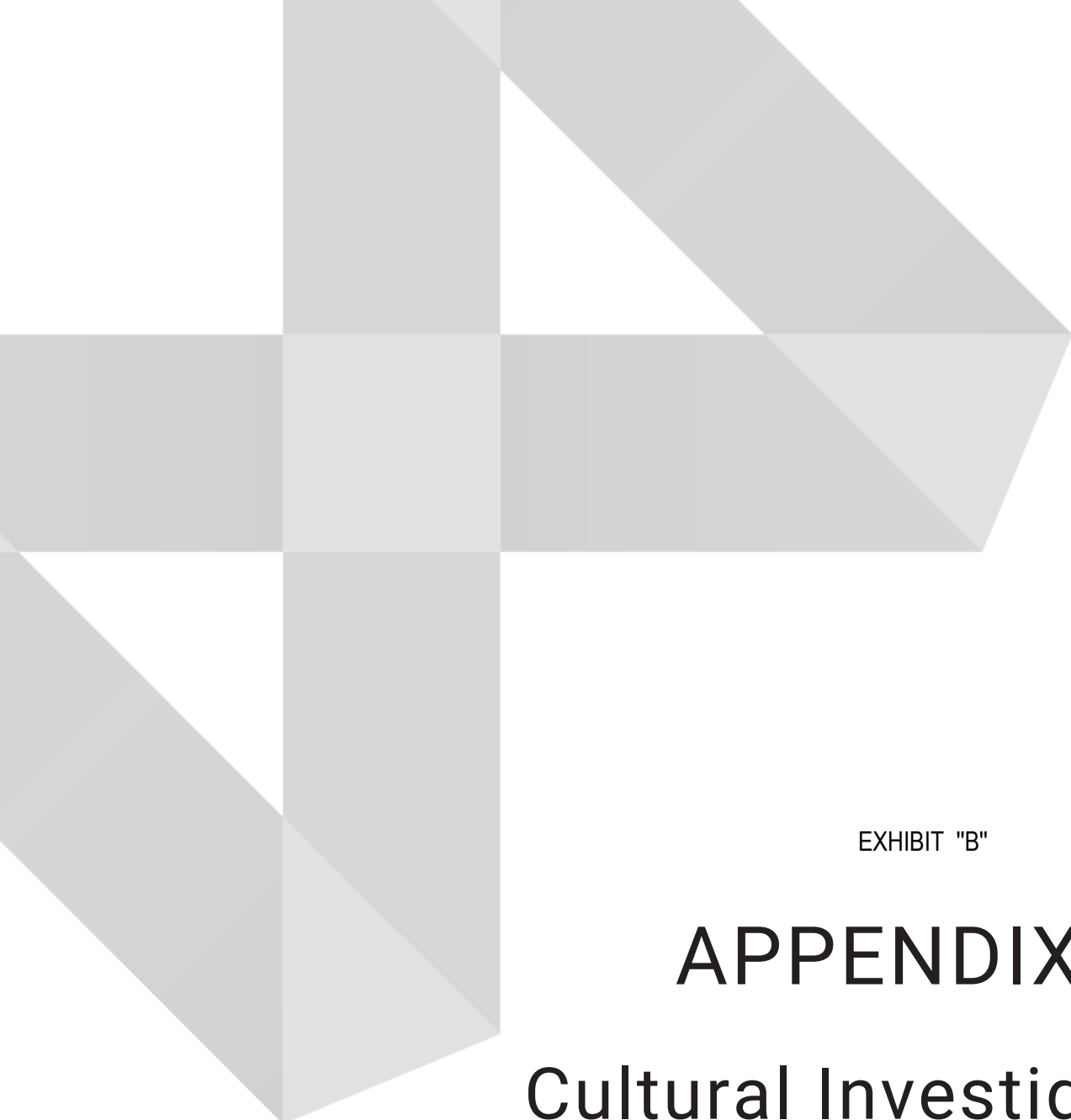
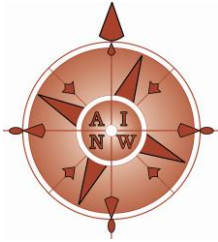


EXHIBIT "B"

# APPENDIX A

## Cultural Investigations

AINW



# Archaeological Investigations Northwest, Inc.

3510 N.E. 122<sup>nd</sup> Ave. • Portland, Oregon 97230  
Phone (503) 761-6605 • Fax (503) 761-6620

Vancouver Phone (360) 696-7473  
E-mail: [ainw@ainw.com](mailto:ainw@ainw.com)  
Web: [www.ainw.com](http://www.ainw.com)

## MEMO

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Date: September 12, 2024

To: Jason Irving, Senior Engineer/Principal, Shareholder, MacKay Sposito

From: Meghan Johnson, M.A., R.P.A., Assistant Project Manager/Supervising Archaeologist

Re: Lake Road/Sierra Street Intersection ROW, Camas, Washington  
Proposal for Archaeological Predetermination

This proposal is for an archaeological predetermination for the Lake Road/Sierra Street Intersection ROW project. The City of Camas (City) proposes to build a roundabout at the intersection of Lake Road and Sierra Street. The City is funding the project, and it is on City land. Residential developments surround the intersection and large portions of the project area have been paved or otherwise previously disturbed by buried utilities, sidewalks, modern landscaping, and cut and fill associated with modern development.

AINW is very familiar with the area. The project location, southwest of Lacamas Lake, has a high-to-moderate probability of archaeological resources. NW Sierra Street was previously inspected during a cultural resource survey, and no areas of high archaeological risk were identified at the intersection with NW Lake Road. The segment of NW Lake Road where the project is proposed has not yet been surveyed.

The purpose of an archaeological predetermination is to determine if an archaeological site is *likely* within the project area. The study will be conducted to meet the City's municipal code and will be directed by one of AINW's professional archaeologists. The study will include research about the area, a walkover of the project area, and the excavation of up to two shovel tests in the area north of Lake Road where prior impacts from modern development are less likely. *I assume no evidence of an archaeological site will be found.* If evidence of an archaeological site is found, additional services would be needed that are not included in the current scope and fee for services. AINW will email a summary of fieldwork results to MacKay Sposito within 24 hours of completion.

AINW will email a summary of the fieldwork results as soon as the fieldwork has been completed and will provide you with a draft copy of the report for your review. We will provide you with an electronic copy of the final report in PDF format for you to submit to the City. *AINW will also email the report to DAHP and several Native American Tribes, which is needed to meet compliance for your development submittal.* You and the City will be included in the email distribution of the report.

AINW's fee for the archaeological predetermination is **\$7,502.42**. AINW's payment terms are Net 30 days from issuance of an invoice. Please note that if collection for nonpayment of our invoice is necessary, reasonable collection or legal costs will be charged to you. This letter contains the entire agreement between us and there are no other representations, warranties, or commitments. I can provide you with certificates of our worker's compensation insurance, general and auto liability insurance, and professional liability insurance, upon request.





EXHIBIT "B"

# APPENDIX B

Geotechnical

Rhino One



August 16, 2024

Mackay & Sposito Inc.  
18405 SE Mill Plain Blvd Suite 100  
Vancouver, WA 98683  
Attn: Mr. Jason Irving, PE, Senior Engineer

RE: Proposal for Geotechnical Study  
Lake/Sierra Intersection  
City of Camas, Washington  
Rhino One Proposal Number MSO-2024-003

Submitted Via Email: [jirving@mackaysposito.com](mailto:jirving@mackaysposito.com)

Dear Mr. Irving,

Rhino One Geotechnical (ROG) is pleased to submit this proposal to provide geotechnical study for the new roundabout at the intersection of NW Lake Road and NW Sierra Street in Camas. We understand that a large retaining wall is proposed on the north side of the intersection with some smaller retaining walls on the SE and SW corners of the proposed roundabout. Geotechnical work will be required for the design of the retaining wall as well as for pavement design. Our detailed scope of work is discussed below. A cost estimate is provided as an attachment to this proposal.

### **SCOPE OF SERVICES**

This task involves geotechnical investigations and analysis to evaluate subsurface conditions, and provide information for the design of retaining wall, slope stability, embankment and pavement design. This study will be completed to meet the requirements of City of Camas Municipal Code Section 6.59.060 for "Critical Area Report requirements in geologically hazardous areas. In order to evaluate site-specific geotechnical conditions, the consultant will conduct a geotechnical investigation consisting of research, reconnaissance, subsurface explorations, laboratory testing, engineering analyses, and consultation, as outlined below.

1. Research and Reconnaissance - This task involves the following:

- Review readily available geologic maps and water well logs that cover the site vicinity, and other reports provided by the City, for general information regarding subsurface soil, rock, and groundwater conditions, and geologic hazards.
- 
- Review City of Camas Municipal Code Section 6.59.060 for "Critical Area Report requirements in geologically hazardous areas" and develop geotechnical exploration program to meet it's requirements.
- Prepare traffic control plans for the drilling operations, submit plans to the City for review, and implement approved traffic control plan during field work.

Deliverables

- Traffic Control plans for the drilling operations.

2. Subsurface Exploration - This task involves the following:

- Mark proposed exploration locations in the field and complete public utility locates.
- Advance two borings in the proposed wall area by a specialty rig mounted on a track hoe reaching over the road shoulder to the wall location on south side of the road. These borings will be 25 to 40 feet deep and will be used to characterize subsurface soil and groundwater conditions along the retaining wall locations. Advance four pavement cores to a maximum depth of 5 feet along with Dynamic Cone penetration testing (DCPT) to assist in pavement design. Also advance two boring to a depth of 10 to 15 feet in the wall area on the north side of the road.
- Maintaining a log of the soils encountered in the borings and collecting soil samples for laboratory testing.
- Backfilling the exploration holes in accordance with Ecology regulations and patching the surface with asphalt or gravel.

#### Assumptions

- The City will provide right-of-access to the property.
- Disposal of contaminated soil and decontamination of drilling equipment are not included in this scope of work. If contaminated materials are encountered, then additional costs will be incurred.
- Prevailing wages will not apply to subcontractors (e.g. driller and traffic control).
- Field explorations and testing will be completed in 3 workdays.
- Project survey staff will survey the borehole and hand ager locations and add them to the site base map

#### Deliverables

- Preliminary copies of the boring logs.

#### 3. Lab Testing and Engineering Analysis - This task involves the following:

- Conduct a series of geotechnical laboratory tests on selected soil samples obtained from the explorations to evaluate the engineering and index properties of the site soils. The specific tests conducted will depend upon actual conditions encountered, but we anticipate our testing will include up to 30 moisture content, 5 moisture/density, 4 Atterberg limits, 6 sieve analyses, and 10 P200 washes. Additionally, one suite of tests to evaluate soil corrosion potential may be performed.
- Conduct engineering analysis to evaluate seismic hazards, and slope stability.
- Provide recommendations for signal poles and light poles as needed. Develop L-pile parameters for foundation design as appropriate.
- Provide recommendations for retaining wall foundations as needed. Develop load diagrams for cantilever and tied-back walls as appropriate. Complete global stability analysis of the proposed walls.
- Develop pavement design criteria, design parameters, and new pavement design sections for an acceptable pavement design. This will include asphalt pavement design for both Lake Road and Sierra and concrete section for roundabout. Provide recommendations for pavement overlays based on the existing pavement section and traffic counts. Pavement design should be

completed based on Traffic data provided by the Consultant and AASHTO Pavement Design Methods.

Deliverables

- All laboratory testing results are to be included in the appendices to the geotechnical report.

4. Report and Design Consultation - This task involves the following:

The data collected during the subsurface exploration, literature research, and testing will be analyzed to develop geotechnical recommendations for design and construction of the new retaining wall and light pole foundations. This task also includes attendance at up to four, one-hour project meetings by principal geotechnical engineer. Review of pertinent geotechnical project specifications are also included.

A geotechnical engineering report meeting the requirements of City Camas Municipal Code Section 6.59.060 for "Critical Area Report requirements in geologically hazardous areas will be prepared containing the results of our work, including the following information:

- Field exploration logs and site plan showing approximate exploration locations.
- Laboratory test results.
- Groundwater considerations.
- Liquefaction potential.
- Retaining wall design criteria and global stability analysis. Provide load diagrams for both cantilever and tied-back walls
- Light pole foundation design recommendations:
  - Minimum embedment.
  - Allowable lateral bearing pressure.
  - L-Pile parameters
- Earthwork and grading, cut, and fill recommendations:
  - Structural fill materials and preparation, and reuse of on-site soils.
  - Wet weather considerations.
  - Utility trench excavation and backfill requirements.
  - Temporary and permanent slope inclinations.
  - Pavement subgrade preparation recommendations.
- Recommendations for pavement and overlay design.

Deliverable:

- Draft and Final Geotechnical Engineering Report in PDF format.
- Review of project specification using track changes in a Microsoft word document

**COMPENSATION**

See the attached sheet with a detailed breakdown of our budget estimates.

**SCHEDULE**

We anticipate our services can start immediately upon receipt of a signed copy of this proposal. Please note that the drill rig can take four to six weeks to schedule. Field work will take three day at the site to complete. Our report will be provided within six weeks of completing field work. Data will be provided to the design team as it is developed to keep the project on schedule. An electronic copy of the final stamped report will be provided.

**MISCELLANEOUS INFORMATION**

Soil samples collected during the investigation will be stored for a minimum of 90 days after the completion of the subsurface exploration; however, storage beyond that date is not guaranteed.

All reasonable efforts will be made not to damage any existing underground utilities, sprinklers, slabs, asphalt, landscaping, etc. However, our office will not be responsible for the costs of repairs associated with any damage to such improvements.

**APPROVAL**

Please indicate acceptance of this Agreement by returning a signed copy of this proposal to our office. If you issue another form of authorizing document, please incorporate/attach this proposal. RhinoOne appreciates this opportunity to submit our proposal to you and look forward to your favorable consideration. If you have any questions or wish to further discuss the scope of services or compensation, please contact me at 360.852.6367.

Sincerely,



Rajiv Ali, PE, GE  
Managing Principal  
RhinoOne Geotechnical  
rajiv@rhinooneeng.com

ACCEPTED BY:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Title                      Date

Attachments:  
2024 Fee Estimate





EXHIBIT "B"

# APPENDIX C

## PUBLIC OUTREACH

JLA

**City of Camas**

**Lake Road/Sierra Street Intersection Improvements – Design Phase**

**JLA Scope of Work**

**September, 2024**

**Purpose and Goals:** This project entails developing designs for a roundabout at the intersection of NW Lake Road and NW Sierra Street.

**Scope of Work:** Public Involvement will be overseen by Adrienne DeDona with assistance from JLA support staff. JLA will work collaboratively with the City and the consultant team to coordinate and deliver outreach and communication tasks.

The following tasks represent work to be completed by JLA.

***Task 1: Project Initiation & Management***

JLA will participate in periodic project coordination meetings via video/phone conference, with City staff and the consultant team to review and discuss work products, including communications support.

JLA will produce monthly progress reports and invoices.

*Deliverables:*

- Monthly invoices and progress reports
- Participation in 2 project check in meetings (assumes meetings are virtual and one hour in duration).

***Task 2: Community Engagement***

JLA will work with the City and the consultant team to reach out to a broad spectrum of residents and community partners to share information and gather input.

- ***Task 2.1: Communications Materials and Content:*** JLA will work with City staff and the consultant team to prepare communications materials, including web content, social media content, a project fact sheet and mailer. Assumes the City will be responsible for production, printing and distribution of all communications materials.

*Deliverables:*

- Web content
- Up to three social media posts
- One project fact sheet
- One project mailer to be printed and distributed by the City







EXHIBIT "B"

# APPENDIX D

## Traffic Engineering

### DKS



## CAMAS LAKE AND SIERRA – FINAL DESIGN

DATE: September 26, 2024

TO: Jason Irving | MacKay Sposito

FROM: Justin Sheets | DKS Associates

SUBJECT: Camas NW Lake Rd and NW Sierra St Final Design  
Scope of Services

Project #24032-000

### SCOPE OF SERVICES

#### TASK 1 – PROJECT COORDINATION AND MEETINGS

DKS shall coordinate with the project team and attend the following meetings:

- One open house meeting (in person)
- Six team check-in meetings (virtual)

DKS shall prepare monthly invoices and progress reports in a format acceptable to the City.

#### TASK 2 – ROUNDABOUT DESIGN SUPPORT

DKS shall support the project team in the final roundabout layout. This includes providing recommendations on the number of traffic lanes and storage lengths and supporting on issues related to operations and safety. DKS will utilize the traffic model and traffic data developed during the traffic analysis phase of the project and evaluate up to one additional design alternative, if needed. No new data will be collected on this task. Any findings or recommendations will be summarized in email format to the project team.

#### TASK 3 – LIGHTING DESIGN

DKS will prepare plans, specifications, and cost estimate for the installation of new roadway lighting at the intersection of NW Lake Road and NW Sierra Street for the proposed roundabout layout. DKS will use AGI software to determine appropriate light levels for the roadways and intersections per City of Camas standards, WSDOT standards, and ANSI/IES RP-8-22: Recommended Practice: Lighting Roadway and Parking Facilities.

DKS will provide plans and cost estimate for the 60%, 90%, and Final submittals. DKS will provide special provisions for the 90% and Final submittals using the current version of the City of Camas standards.

#### ASSUMPTIONS

- Lighting level summary will be shown on plan sheets. No separate lighting memo will be provided.
- DKS will perform up to two project site visits during design.

#### DELIVERABLES

- Illumination plans – 2 sheets
- Illumination details – 1 sheet
- Special Provisions
- Engineer's cost estimate

## Camas Lake Road and Sierra Street Final Design

Proposed budget by task - DKS Associates

9/26/2024

	PIC	QA/QC	PM	DE	CAD	Admin	DKS Labor	Expenses*	Total
	\$300	\$260	\$245	\$170	\$145	\$150			
Task 1: Project Coordination and Meetings	1		19	9		3	\$6,935	\$100	<b>\$7,035</b>
Task 2: Roundabout Design Support	1	1	8	20			\$5,920	\$0	<b>\$5,920</b>
Task 3: Lighting Design	1	2	20	32	16	1	\$13,630	\$200	<b>\$13,830</b>
<b>Total</b>	<b>3</b>	<b>3</b>	<b>47</b>	<b>61</b>	<b>16</b>	<b>4</b>	<b>\$26,485</b>	<b>\$300</b>	<b>\$26,785</b>

Legend:

PIC = Principal-in-Charge (Grade 50)

QA/QC = Quality Engineer (Grade 42)

PM = Project Manager (Grade 39)

DE= Design Engineer (Grade 24)

CAD = Drafter (Grade 19)

Admin = Project Administrator (Tech X)



EXHIBIT "B"

# Appendix E

## Structural Engineering

### Consor

## SCOPE OF WORK

Based on the information provided by MacKay Sposito and our experience from similar projects, Consor has established the following scope of work and Deliverables for the Lake Sierra Intersection project. See attached 30% Design Exhibit for assumptions on wall lengths and heights.

### Task 1.0: PROJECT MANAGEMENT

Consor will provide project management tasks as follows:

#### Task 1.1: PROJECT MANAGEMENT

Consor's project manager will coordinate between all team members to monitor and ensure progress, adherence to the project schedule, proper resource assignments, and they will communicate regularly. The project manager will review and send monthly invoices to MacKay Sposito with a progress report on that month's work. We have assumed the preliminary design phase for the project will last 10 months.

#### Task 1.2: PROJECT MEETINGS

Consor will attend 5 phone conference meetings with MacKay Sposito to confirm that the project is on schedule and task. We assume that MacKay Sposito will provide agendas and meeting minutes for the meetings.

#### Task 1 Deliverables

- Monthly Progress Reports (assume 10)
- Meeting Attendance and Meeting Notes (assume 5 virtual meetings)

### Task 2 : PRELIMINARY ENGINEERING

The Consor team will perform the engineering services for the preliminary design of two (2) retaining walls.

#### TASK 2.1: KICK-OFF MEETING

Consor's project engineer will attend a virtual kick-off meeting with MacKay Sposito's project manager, project engineer, and geotechnical engineer.

## TASK 2.2: STRUCTURES DESIGN (60% PS&E)

Consor will be using WSDOT Standard Plans to design the two retaining walls. As shown on the Concept Design Exhibit, reinforced concrete retaining wall and MSE wall with a rail/safety barrier on top will be utilized for walls No.1 and 2, respectively. Consor will evaluate constructability, economic and safety issues, wall/footing drainage, and anticipated design exceptions (if any) and assumes that MacKay Sposito will take the lead on evaluating traffic impacts, ROW impacts, environmental impacts, utility impacts, and surface drainage. Consor has assumed that MacKay Sposito will provide topographic survey, ROW limits, utility, and roadway design base mapping (including grading at the wall locations) to our team in CAD format (AutoCAD Civil 3D).

We anticipate the following sheets for each wall location:

- Retaining Wall General Plan
- General Notes
- Retaining Wall Details
- Rail/Safety Barrier

## TASK 2.3: CONSTRUCTION QUANTITIES & ESTIMATE

Consor will prepare a detailed Construction Cost Estimate. The estimate will be comprised of unit prices based on detailed quantity calculations. Construction costs for the estimate will be developed using current bid results from similar projects, WSDOT database information along with prices from WSDOT latest Construction Cost Manual.

## TASK 2.4: DRAFT SPECIFICATIONS

For the 60% milestone, Consor will provide a list of anticipated technical special provisions developed based on the 2024 WSDOT General Special Provisions . The list will be based on the bid items listed and the estimate.

## TASK 2.5: 60% SUBMITTAL (UNCHECKED DETAILS)

All documents submitted to MacKay Sposito will show the name of the preparer and the date of preparation. Plans will also include a graphical scale. The plan sheets will be prepared in English units and will be consistent with WSDOT's Standard Plans. Plan sheets will be drafted using WSDOT standards with AutoCAD. The 60% plans will clearly identify any required permanent and temporary ROW acquisition or construction easement needs.

## TASK 2 Deliverables

- Kick off meeting attendance - virtual

- 60% Plans (PDF)
- 60% Cost Estimate (PDF and Excel)
- List of Technical Special Provisions (MS Word)

## TASK 3: FINAL DESIGN

The Consor team will begin the Final Design phase of the project upon approval of the 60% PS&E submittal.

### TASK 3.1: 90% PS&E

#### TASK 3.1.1: DESIGN CHECK

After Consor receives the City and MacKay Sposito comments on the 60% plans, a design check will commence by engineers not yet involved in the project. The designers and checkers will come to an agreement on any discrepancies. Consor will incorporate check comments as well as the City and MacKay Sposito comments and submit responses in writing.

#### TASK 3.1.2: QUANTITIES CHECK & REVISED ESTIMATE

Quantity calculations will be reviewed and compared to the quantity calculations that were performed for the 60% submittal. Any discrepancies between the two quantity calculations will be resolved prior to revising the estimate.

#### TASK 3.1.3: DRAFT SPECIFICATIONS

The draft Technical Special Provisions will be developed after the design check is complete. Consor will develop the bid item list, list of required WSDOT Standard plans, and technical special provisions.

### TASK 3.2: FINAL PS&E

Any remaining comments from the City and MacKay Sposito will be resolved and the plans, specifications, and estimate will be finalized. All other conflicts will be resolved via telephone as necessary. All plans and project special provisions cover sheet will be signed by the civil engineer (registered in the Washington State) in responsible charge of the design

### Task 3 Deliverables

- 90% Plans (PDF)
- 90% Cost Estimate (PDF and Excel)





- 90% Technical Special Provisions (MS Word)
- Check Structural Calculations (PDF)
- Quantity Take and Check Calculations (PDF)
- 100% PS&E, Signed Structural Calculations
- Final Signed PS&E

Lake Road/Sierra Street Roundabout  
MacKay Sposito  
PROPOSED FEE ESTIMATE

	Principal Engineer III	Technician IV	Professional Engineer VII	Professional Engineer III	Hours	Labor	Expenses	Total
	\$293	\$185	\$227	\$186				
<b>Average Billing Rate Estimated per Classification/Staff</b>	\$293	\$185	\$227	\$186				
<b>Staff Name</b>	MorganDac	ChernishoffSer	DehkharghanianSam	Yugar AriasSer				
<b>Task 1 - Project Management</b>								
Task 1.1 - Project Management	2		6		8	\$ 1,948	\$ -	\$ 1,948
Task 1.2 - Project Meetings			6		6	\$ 1,362	\$ -	\$ 1,362
<b>Task 1 Subtotal</b>	<b>2</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>14</b>	<b>\$ 3,310</b>	<b>\$ -</b>	<b>\$ 3,310</b>
<b>Task 2 - Structures Design (60% PS&amp;E)</b>								
Task 2.1 - Kick off meeting			2	2	4	\$ 826	\$ -	\$ 826
Task 2.2 - Structures Design (60% PS&E)		60	6	24	90	\$ 16,926	\$ -	\$ 16,926
Task 2.3 - Construction Quantities & Estimate			8	8	16	\$ 3,304	\$ -	\$ 3,304
Task 2.4 - Draft Specifications			4	8	12	\$ 2,396	\$ -	\$ 2,396
Task 2.5 - 60% Submittal (Unchecked Details)		8	4	8	20	\$ 3,876	\$ -	\$ 3,876
<b>Task 2 Subtotal</b>	<b>0</b>	<b>68</b>	<b>24</b>	<b>50</b>	<b>142</b>	<b>\$ 27,328</b>	<b>\$ -</b>	<b>\$ 27,328</b>
<b>Task 3 - Final Design</b>								
Task 3.1 - 90% PS&E		24	8	16	48	\$ 9,232	\$ -	\$ 9,232
Task 4.1.1 - Design Check			16		16	\$ 3,632	\$ -	\$ 3,632
Task 4.1.2 - Quantities Check and Revised Estimate			8	8	16	\$ 3,304	\$ -	\$ 3,304
Task 4.1.3 - Draft Specifications			8	12	20	\$ 4,048	\$ -	\$ 4,048
Task 3.2 - Final PS&E	8	16	4	8	36	\$ 7,700	\$ -	\$ 7,700
<b>Task 3 Subtotal</b>	<b>8</b>	<b>40</b>	<b>44</b>	<b>44</b>	<b>136</b>	<b>\$ 27,916</b>	<b>\$ -</b>	<b>\$ 27,916</b>
<b>TOTAL - ALL TASKS</b>	<b>10</b>	<b>108</b>	<b>80</b>	<b>94</b>	<b>292</b>	<b>\$ 58,554</b>	<b>\$ -</b>	<b>\$ 58,554</b>



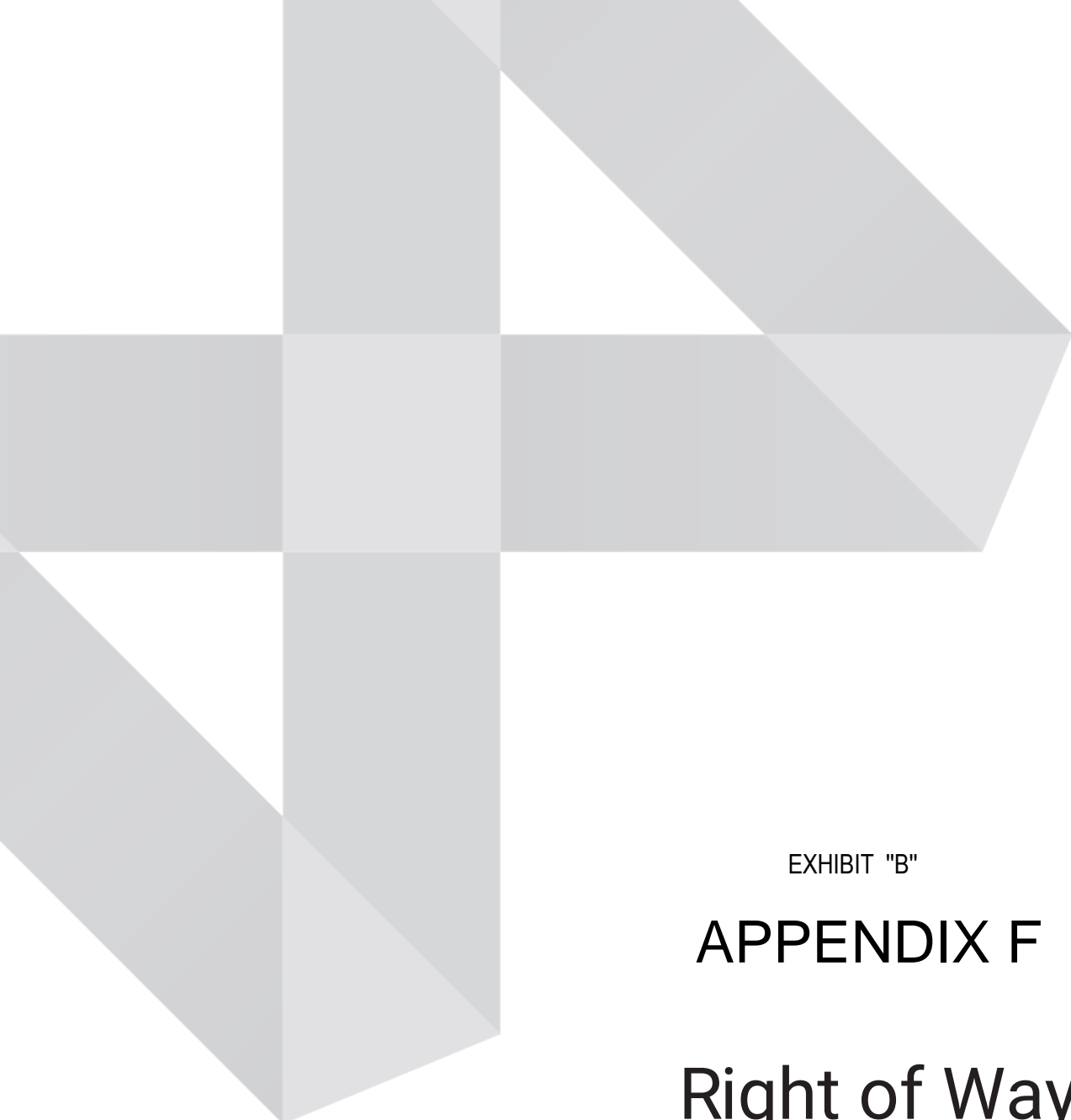


EXHIBIT "B"

## APPENDIX F

# Right of Way

## UFS

## **TASK: Right of Way**

Consultant shall provide labor, equipment and materials to acquire seven property acquisitions for the City of Camas. The City and MacKay Sposito will provide the property owner list, maps, descriptions and documents needed.

R/W activities shall conform to the standards contained in the Uniform Act of 1970 and amendments, the laws of the State of Washington and City Policies and Procedures.

### Subtask 1 – Preliminary Title Reports

The consultant will obtain preliminary title reports for each property acquisition. The consultant will review each preliminary title report for encumbrances, liens, or defects.

#### Assumptions

5 property acquisitions

#### ▶ Deliverables

5 preliminary title reports

### ~~Subtask 3 – Appraisals and Appraisal Reviews. **NOT INCLUDED, TO BE CONTRACTED WITH FUTURE AMENDMENT**~~

~~The consultant will use Washington Department of Transportation approved appraiser. The consultant shall provide one appraisal waiver for each ownership. The City will sign approval for each appraisal waiver..~~

~~Appraiser shall provide written notice to owners of a planned appraisal inspection and shall provide the property owner or designated representative, if any, an invitation to accompany the appraiser on any inspection of the property for appraisal purposes.~~

~~Appraisal waivers shall conform to WSDOT LPA guidelines.~~

~~No Project Funding estimate is included in this scope of services.~~

#### ~~Assumptions~~

~~5 Appraisal Waivers~~

~~If under \$15,000 estimated fee, Administrative Offer Summary's~~

~~No appraisal or appraisal review~~

▶ Deliverables

5 Appraisals Waivers

Subtask 4 – Acquisition **NOT INCLUDED, TO BE CONTRACTED WITH FUTURE AMENDMENT**

The consultant will conduct negotiations on behalf of the City.

Consultant will research the ownership status of the parcel and any existing conditions impacting the parcel. Consultant will provide potential courses of action for obtaining clear title for the City.

Consultant will compile and/or prepare all essential documents to be submitted to owners using City approved documents. These include, but are not limited to project information letters, acquisition and relocation brochures, offer-benefit letters, acquisition summary statements, copy of the valuation, map of acquisition, and instruments of conveyance. Universal shall make all offers in person or by certified mail.

Consultant shall provide all property owners with:

A complete copy of the valuation that just compensation is based upon at the initiation of negotiations.

Consultant will prepare and maintain written diaries of negotiator contacts with property owners and tenants to document:

- efforts to achieve amicable settlements,
- owners' suggestions for changes in plans,
- responses to owners' counterproposals, etc.

Consultant will make every reasonable effort to acquire the ROW expeditiously by negotiation. Property owners must be given reasonable opportunity to consider the offer and present material the owner believes is relevant to determining the value of the property.

Assumptions

- City will pay closing and recording costs

▶ Deliverables

- 5 completed negotiation packets with documents for recording.



Lake Rd/Sierra Intersection

Estimate prepared for MacKay Sposito

9/30/2024

Preliminary Services

Project Manager	1	Hours	\$180.00	5	\$900.00	
Sr. Title Specialist	1	Hours	\$75.00	5	\$375.00	
Preliminary Title Reports	1	Each	\$400.00	5	\$2,000.00	
<u>ROW Funding Estimate</u>						
Project Manager	7	Hours	\$180.00		\$1,260.00	
Sr. R/W Agent	8	Hours	\$90.00		\$720.00	
<b>Total Preliminary ROW</b>						<b>\$5,255.00</b>

Appraisal Services - NOT INCLUDED TO BE CONTRACTED WITH FUTURE AMENDMENT

Project Manager	2	Hours	\$180.00	4	\$1,440.00	
Appraisal Waivers	4	Each	\$2,000.00	4	\$8,000.00	
<b>Total Appraisal Fee</b>			-		-	<b>\$9,440.00</b>

Acquisition Services - NOT INCLUDED TO BE CONTRACTED WITH FUTURE AMENDMENT

Project Manager	2	Hours	\$180.00	5	\$1,800.00	
Sr. R/W Agent	30	Hours	\$90.00	5	\$13,500.00	
Right-of-Way Tech	4	Hours	\$50.00	5	\$1,000.00	-
Mileage	1,500	Miles	\$0.675	-	\$1,012.50	-
Miscellaneous Expenses					\$300.00	-
<b>Total Acquisition Consultant Estimate</b>			-		-	<b>\$17,612.50</b>

**Total Consultant Estimate \$5,255.00**

NOTES:

(1) Estimated number of parcels is 5. Changes in number of parcels will have an impact on the final costs. If the number of parcels is increased, the cost will increase.

(2) Estimate includes a minimum of three visits with the property owner. Universal reserves the right to use the Project Manager to acquire the property. The estimate will not be exceeded without the written permission of the City

(3) Mileage to be reimbursed at current IRS rate at time mileage is incurred.

Valuation Fees would drop from \$35,000 to \$17780 if we can do the valuations as Appraisal Waivers (formerly AOS) Would not need appraisal reviews.

**EXHIBIT “C”  
CONSULTANT BILLING RATES**



## 2024 HOURLY RATE SCHEDULE

### Southern Washington

	<u>Regular</u>		<u>Regular</u>
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 – <b>Out of Town</b>	\$161.00
Design Technician II	\$140.00	Survey Instrument Person	\$110.00
Design Technician I	\$118.00	Survey Instrument Person – <b>Out of Town</b>	\$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.