

TASK ORDER NO. 106334.H

Pursuant to the

MASTER AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN

CITY OF MERIDIAN (CITY) AND J-U-B ENGINEERS, INC (ENGINEER)

This Task Order is made this 23rd day of October, 2025 and entered into by and between the City of Meridian, a municipal corporation organized under the laws of the State of Idaho, hereinafter referred to as “City”, and accepted by J-U-B Engineers, Inc., hereinafter referred to as “Engineer” pursuant to the mutual promises, covenant and conditions contained in the Master Agreement (Category 1A) between the above-mentioned parties dated October 2, 2023. The Project Name for this Task Order is as follows:

WELL 34 FACILITIES DESIGN

PROJECT UNDERSTANDING

The City has installed Test Well 34 and drilled Production Well 34 and intends to construct a new well production facility to provide additional water supply for the northwest Meridian area.

ENGINEER shall provide professional services related to the design of the new pumping facility and site improvements.

The well is located in an existing subdivision (Tricia’s Subdivision No. 4, Lot 17, Blk 1) approximately 350 feet west of the intersection of W. Ustick and N. Black Cat Roads. The well building is anticipated to incorporate architectural features conform to HOA requirements and to generally be compatible with surrounding home architecture. It is anticipated preliminary building, site and landscape plans will require submittal to the HOA for review and approval prior to the completion of the production well facility. This scope assumes the production facility will be a standard well pumphouse facility with the addition of piping to allow for a future second well with a mixer and mixing piping. The pumping facility will connect to a 12-inch water main in Ustick Road immediately north of the well lot. Any treatment or second well (if needed) are considered as future and will be designed and constructed in the future as a separate task order.

SCOPE OF WORK

TASK 100 - Project Management and Administration

Engineer will provide project management and administration for this Task Order. It is anticipated that the effort will include overall project planning, management, scheduling, coordination of efforts, internal design team meetings, and the day-to-day administrative tasks. The project management budget assumes eight (8) months of design and bidding services.

Deliverables:

- Monthly progress reports and invoices.

TASK 200- Quality Control Reviews

Engineer will perform quality control (QC) reviews done by a senior engineer to provide an independent review of the PER and 70% design concurrent with design submittal to the City.

Task 300: Survey and Mapping

Engineer will provide topographical survey and prepare base mapping for the design of the well production facility at the proposed well site. It is anticipated that the effort will include:

- Research and Utility Request: Research available land monuments, plats, records of survey, right-of-ways, and recorded easements on the project site. Contact utility companies prior to survey via Dig-line to request field locations of utilities an available utility mapping. Utilities will be shown to the extent they are visible in the field or located by the utility or Owner.
- Survey Control: Establish survey control at the site and along the outfall line alignment using: horizontal coordinate system, NAD 1983 translated to the Ada County G.I.S. system, and vertical control based on NAVD 1988. Right-of-ways (ROW's) will be established and shown on the base map using Ada County G.I.S. data. Any land monuments will be located and shown where found from visual observations during the field survey. Well lot lines will be developed from visible found monumentation, field measurements and recorded plat information.
- TBM's: establish temporary construction benchmarks (TBM's) at two locations on the well lot.
- Production well location stake: Survey and install a stake showing the requested location of the production well.

- **Topographic Survey:** Complete topographic survey as previously described herein. For the purpose of this scope and fee proposal, it is assumed that survey will include existing observable features such as building corner, sidewalks, fences, edge of roadways, power poles, and utility boxes, found property pins, and structures. Existing utilities shall be located to the extent that they are visibly marked by the utility companies.
- **Base Mapping:** Prepare topographic mapping in Civil 3D 2023, 11" x17", at a scale to be determined. Topographic features will be depicted using accepted J-U-B standard symbols. Topographic features will be shown on the design plans to the extent that they are found or field located by the utility companies, such as fences, utility poles, surfacing, utilities, edge of pavement, face of curb, sidewalks, striped roadway centerline, guard rails, signal poles, signs, mail boxes, face of retaining walls, telephone risers, large trees, and include monuments of record and physical survey of monuments and property pins that are found. Provide locations (X & Y coordinates) and elevation of local temporary benchmarks to be used on Project. Property lines will be shown based on Ada County G.I.S. mapping. Contours at one-half foot (1/2') intervals will be generated.

Deliverables:

- Base mapping pdf with 0.5-foot contours intervals of the project site, well lot boundary, including existing utilities that are identified by Dig-line and/or City Staff.

Task 400: Preliminary Engineering Report

ENGINEER will prepare a preliminary engineering report (PER) for the facility in compliance with Idaho Department of Environmental Quality (IDEQ) rules IDAPA 58.01.08, Section 503.

. A geotechnical report for use in footing/foundation and stormwater facility design will be completed and included in the PER. A general site plan will be included. A concept level cost estimate will also be provided in the PER. A PDF of the PER will be submitted to the City for initial review. Following the City's review, the report will be updated and provided to the City for submission to IDEQ as the Preliminary Engineering Report for agency review. ENGINEER will incorporate applicable IDEQ comments and publish a final PER to IDEQ and the City.

Deliverables

- Draft PER for the City Review, PDF only
- Final PER for City and IDEQ Approval, PDF only

Task 500: Design for 70%, 90%, 95% and 100% Submittals

Engineer will prepare civil, mechanical, electrical, architectural and structural design and prepare plans and specifications for the construction of a well production facility at Well 34.

The facilities included in the design will be as described in the PER from Task 300. Design elements will include the following:

1. Electrical power and controls for the new well facility. It is assumed the new facility will be equipped with variable frequency drives, PLCs, automatic transfer switch, and standby power.
2. CMU buildings to house the pumping facility with the space for a future second well and treatment facility (if applicable) and blending facilities (if applicable). The building will provide space for the second well's VFD in the building.
3. Lighting, heating, and ventilation for the new facility. Lighting is assumed to be LED lighting. Heating is assumed to be ceiling-mounted industrial electrical space heaters. Ventilation will be provided by wall and ceiling vents. Cooling is assumed to be provided by a split-coil air-conditioning unit sized to include the second future VFD.
4. On-site yard piping improvements including stubbing out piping for a future second well.

Drawings and specifications will be submitted to the City for review and approval at 70%, 90%, 95% agency review (DEQ and City's Community Development) and 100% bid-ready package. Electronic PDFs will be submitted to the City project manager via email for distribution to City reviewers. Engineer will submit final drawings, specifications and pertinent IDEQ checklists to IDEQ for review and approval. An engineer's opinion of probable construction cost will be updated and submitted with the 90% documents. The City may require up to ten days for review of the 90% submittal and IDEQ will require up to 42 days for review of the 95% submittal.

Subtask 5.1: 70% Design

Engineer will develop preliminary design plans based on the approved PER. The preliminary design plans will include a site plan, building floor plan, piping, and equipment plan, building elevations, and preliminary electrical and control plan. The 70% design package will include preliminary technical specifications (not including architectural or mechanical) and a preliminary Opinion of Probable Construction Cost.

Engineer will prepare a comment log containing City comments. Engineer will implement applicable City review comments for preparation of 90% plans. Completion of the final design will include plans, technical specifications, bid schedule and Engineer's Opinion of Probable Construction Cost. Workshop meetings are provided under Task 010.

Deliverables

- 70% Complete preliminary design plans and specifications delivered in PDF format via email to City.
- City comment log in Excel format.
- Preliminary Opinion of Probable Construction Cost.
- Attend a 70% design workshop to review documents with the City. Prepare meeting notes.

Subtask 5.2: 90% Agency Review Design, Plans and Specifications

Engineer will complete 90% design of structures, equipment, major plant piping, process, and site plan. Specific activities, and work products from 90% design including the following:

Civil

- Finalize building and major site element horizontal locations.
- Finalize floor/control levels and finished grades.
- Prepare site grading, drainage, landscape plans.
- Prepare yard piping and drain layouts.
- Prepare access approach to building.
- Prepare technical specifications.
- Prepare preliminary architectural building plan, site plan and landscaping plans for submittal to the HOA for review and approval.
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- Prepare erosion and sediment control plan in accordance with City of Meridian requirements and standards.

Architectural

- Finalize building floor plan and elevations for building.
- Finalize the structural design concepts for the building.
- Review applicable codes for the building with City Building, Plumbing, and Electrical Officials and the Fire Marshal. Complete building and fire code analysis.
- Prepare technical specifications.

Structural

- Complete structural design for new building and selection of materials of construction.
- Prepare framing plan for building, including roof access for well pump removal and installation
- Prepare final floor plan for building.
- Prepare technical specifications.

Process

- Finalize major equipment sizing calculations.
- Coordinate with instrumentation and control system (I&CS) on completion of P&ID's.

Mechanical

- Coordinate with architectural and structural team on preparation of building layout.
- Assemble catalog cuts for all major equipment. Complete equipment data sheets or equipment list on all major equipment items.
- Coordinate with I&CS in the finalization of P&ID's.
- Finalize ancillary equipment sizing and line sizing calculations (chemical storage, feed, and delivery systems, etc.)
- Final equipment selection (type, size, weight, and arrangement).

- Finalize selection of piping materials.
- Prepare technical specifications.

HVAC/Plumbing

- Energy compliance documents for the mechanical systems.
- Prepare mechanical plans and specifications.
- HVAC load calculations and sizing of HVAC systems.
- Ductwork sizing and layout.
- Assist in obtaining approval of mechanical/plumbing documents from reviewing agencies.

Instrumentation and Control

- Design control system to current City standard.
- Develop P&ID.
- Prepare instrumentation and control specifications.

Electrical

- Service load, standby power calculations and generator selection.
- Site lighting.
- Interior lighting.
- Power distribution.
- Energy compliance documents for lighting systems.
- Prepare electrical specifications.

Deliverables

- 90% Complete preliminary design plans and specifications delivered in PDF format via email to City.
- Updated comment log with new comments and resolution to 70% City review comments.
- Opinion of Probable Construction Cost.
- Bid schedule
- Prepare architectural building plan, site plan and landscaping plans for submittal to the HOA for review and approval.

Subtask 5.3: 95% Agency Review Plans/Specifications

ENGINEER will prepare 95% agency review technical contract drawings and specifications for submission to IDEQ and City Development Services.

Design Management

- **Conduct final reviews and incorporate only major 90% design review comments.**

Contract Document Completion

- **Prepare agency review construction Plans.**
- **Prepare agency review technical specifications.**
- **Prepare final calculations.**
- **Agency permitting documents, checklists and related tasks.**

Subtask 5.4: 100% Contract Document Preparation

Engineer will complete final technical contact drawings and specifications for competitive bidding tasks for bidding includes:

Design Management

- Conduct final reviews and incorporate IDEQ and Community Development comments.

Contract Document Completion (Bid Ready)

- Prepare final construction Plans.
- Prepare final technical specifications.
- Prepare final calculations.
- Complete final checking and coordination review, agency permitting compliance reviews.

Incorporation of Final Review Comments

Engineer will modify the contract documents to reflect 95% review comments from the City, IDEQ, and Engineer's quality control review (Task 200). The final documents will then be provided to the City for inclusion in City's bidding documents. These plans will be incorporated into the building permit package in Task 600. A conformed set of Plans for construction will be completed as part of the future bidding and construction phase task order.

Task 600: Agency Coordination and Permitting

Engineer will assist the City with agency approval process. Engineer shall submit the plans, on behalf of the City, specifically limited to the following:

- **DEQ Plan Approval.** Complete the DEQ Checklist and submit copies of the design for review. Engineer shall address requested changes to the plans and specifications based on their review.
- **City of Meridian Certificate of Zoning Compliance (CZC).** Complete the CZC application and submit copies of the design for review. Engineer will meet with the Community Development Services Department to discuss their review of the plans, if necessary. Required comments will be integrated into the plans and resubmitted for review and approval. This process is estimated to take one (1) month. This excludes revisions that require modification to the base design.
- **ACHD Permitting.** Prepare and submit plans to ACHD for the permanent lot access. Plans will be prepared in accordance with applicable ACHD standards. Coordinate design with ACHD's planned Ustick Road Improvements.

- **Tricia's Subdivision Homeowners Association.** Coordinate with the HOA on building siting, landscaping and architectural treatments. Two onsite meetings are anticipated with the HOA: one upon completion of the PER, and one upon completion of 70% complete design plans.

PROJECT ASSUMPTIONS

1. The City will provide to Engineer the following for Well 34:

- a. Water quality information for Well 34 from the test well and production well (if available during design). Water quality testing to also include a total chlorine demand test.
- b. Pump test information for Well 34 including recommended design flow rates and draw down at target production rate.
- c. Complete water system modeling and recommend design discharge pressure.
- d. A legal description for the existing Well 34 lot.
- e. Provide SCADA I/O standards and guidance to Engineer on the requirements of the instrumentation and controls and SCADA systems for the project.
- f. Standard City PLC specifications for incorporation into the project.
- g. Standard City equipment list to be incorporated into the project.
- h. Secure access to the site for surveying.
- i. Provide Title Reports for all properties that will be encroached upon by the proposed project.
- j. Provide City GIS mapping for the project area.
- k. Record drawings of the subdivision and existing facilities to be connected with.

2. The City will provide the following during any bidding or procurement process:

- a. All bidding and contract documents including, but not limited to, advertisement for bids, bid forms, contacts/agreements, condition of the contract, award, bonding and insurance requirements.
- b. Incorporate Engineer's technical specifications and drawings into Bidding and Contract Documents using the City's contracting boiler plate to bid the construction and startup of the well production facility.
- c. The City will advertise (and pay for advertisement costs) and distribute the Bidding and Contract Documents to prospective bidders.
- d. City will administer the bid process, including issuing addenda and chairing the pre-bid meeting.
- e. Following a review of the bids received for the construction of the well production facility, the City will award and execute a contract with the successful bidder.

3. The City will:

- a. Provide on-going review of Engineer's work and timely consideration of design issues within a time acceptable to the City and ENGINEER.
- b. Pay for the permits and fees needed for the project.

- c. Provide project manager to serve as a liaison with other City departments and divisions to facilitate the project reviews and approval process and resolve any interdepartmental conflicts with design approach or equipment preferences.
- d. Coordinate with Idaho Power for new electrical service.
- e. Assist in determining location of the future second well.
- f. Assist in obtaining permit or license agreement for flush line discharge.

4. Assumptions:

- a. The new well production facility will consist of a well pumphouse building. No treatment or mixing facilities will be included, however, consideration in the site layout will be provided to add a future second well (submersible) and treatment facilities.
- b. Well 34 will produce approximately 2,000 gpm.
- c. Liquid sodium hypochlorite storage will be located outside the well building.
- d. Stormwater will be retained onsite in swales or a detention pond.
- e. It is assumed that a fire suppression (sprinkler) system will not be required.
- f. A new electrical service will be provided at the site capable of accepting the electrical appurtenances. City will assist in coordination with Idaho Power for new services.
- g. Well electrical controls will include SCADA controls in accordance with Meridian's control system standards. Design of well electrical controls for SCADA will be by Engineer or their sub-consultant in accordance with the City standards.
- h. Programming, startup, and SCADA integration, if required, will be provided by Engineer or their sub-consultant in a future task order during the construction phase of this project.
- i. Engineer will provide design with the City of Meridian's asset management nomenclature included.
- j. No environmental investigations or permitting, will be required. A noise study is not required.
- k. A value engineering phase will not be required.
- l. Engineer shall be entitled to rely, without need for independent verification, on the accuracy and completeness of information provided by Owner, Owner's consultants and contractors, information from public records, and information ordinarily or customarily furnished by others, including, but not limited to specialty contractors, manufacturers, suppliers, and publishers of technical standards.
- m. Engineer's opinions of probable cost represent Engineer's judgment as an experienced and qualified design professional. Since Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Owner's and other contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable cost prepared by Engineer.
- n. Services during bidding are not included in this task order but may included in a future bidding and construction services task order.
- o. Traffic control plans and SWPPP Erosion & Sediment control plans will be prepared by the general contractor.

- p. All coordination with ACHD will be facilitated by the CITY. The City will provide available design information and compatible CAD drawings to Engineer.

5. Construction Services

- a. Services during construction of the well production facility are not included in this Scope of Work. A separate scope of work and associated budget will be prepared after the bidding of the construction of the well production facility.

NOTICES

Any and all notices required to be given by either of the parties hereto, unless otherwise stated in this agreement, shall be in writing and be deemed communicated when mailed in the United States mail, certified, return receipt requested, addressed as follows:

City of Meridian
Purchasing Manager
33 E. Broadway Avenue
Meridian, Idaho 83642
Telephone: (208) 489-0417
kwatts@meridiancity.org

J-U-B Engineers, Inc.
Attn: Brad Watson
2760 W. Excursion Ln., STE 400
Meridian, ID 83642
Telephone: (208) 376-7330
bwatson@jub.com

TIME OF COMPLETION and COMPENSATION SCHEDULE

COMPENSATION AND COMPLETION SCHEDULE			
Task	Description	Due Date	Compensation
100	Project Management and Administration	▪ Ongoing Throughout Project	\$24,400
200	Quality Control Reviews	▪ Upon 70% design	\$2,400
300	Survey and Mapping	▪ 21 after NTP for this task	\$10,300
400	Preliminary Engineering Report	▪ 75 days after NTP for this task	\$30,400
500	Final Design for 70%, 90%, 95% and 100% Submittal	▪ 180 days after NTP for this task	\$156,700
600	Agency Coordination, Meetings and Permitting	▪ Ongoing through Tasks 400 through 500	\$6,600
TASK ORDER TOTAL: \$230,800.00			

The Not-To-Exceed amount to complete all services listed above for this Task Order is Two Hundred Thirty Thousand dollars and 00/100 (\$230,800.00). No compensation will be paid over the Not-to-Exceed amount without prior written approval by the Owner in the form of a Change Order. No travel or expenses will be reimbursed through this agreement. All costs must be incorporated in the individual tasks within the Compensation and Completion Schedule above.

CITY OF MERIDIAN

BY: _____
KEITH WATTS, PROCUREMENT Manager

Dated: _____

City Project Manager:
Brent Blake

J-U-B ENGINEERS, INC.

BY: 
Tim Blair, PE, Area Manager

Dated: 10/28/2025