

AGREEMENT BETWEEN OWNER AND ENGINEER FOR PROFESSIONAL SERVICES

Project Information	Client Information
Project Name: San Juan County ▪ 2026 La Sal Fire Station Remodel and Septic Design	Client Name: San Juan County
Project Number: 2601-058	Contact Name: Sam Long
Agreement Date: May 1, 2026	Address: PO Box 338 / 117 South Main Street
Project Manager: Wyatt Hansen	City, State, Zip: Monticello UT 84535
PM Phone Number: 435-896-8266	Phone Number: (801) 891-5513
	Email Address: samlong@sanjuancountyut.gov

This is an Agreement effective as of May 1, 2026, between **SAN JUAN COUNTY** (“OWNER”) and **JONES & DeMILLE ENGINEERING, INC.** (“ENGINEER”).

OWNER retains ENGINEER to perform professional services, in connection with San Juan County ▪ 2026 La Sal Fire Station Remodel and Septic Design (“Assignment”).

OWNER and ENGINEER, in consideration of their mutual covenants as set forth herein, agree as follows:

ARTICLE 1–ENGINEER’S SERVICES

1.01 Scope

- A. ENGINEER shall provide the services set forth in Exhibit A and shall not be responsible to provide any services not expressly contained in Exhibit A (Scope of Work) and Exhibit B (Standard Terms and Conditions).
- B. Upon this Agreement becoming effective, ENGINEER is authorized to begin services set forth in Exhibit A.
- C. If authorized in writing by OWNER, and agreed to by ENGINEER, services beyond the scope of this Agreement will be performed by ENGINEER for additional compensation.

ARTICLE 2–OWNER’S RESPONSIBILITIES

2.01 General

- A. OWNER shall have the responsibilities set forth herein and in Exhibit A.

ARTICLE 3–TIMES FOR RENDERING SERVICES

- 3.01 ENGINEER’s services will be performed within the time period or by the date stated in Exhibit A.
- 3.02 If ENGINEER’s services are delayed or suspended in whole or in part by OWNER. ENGINEER shall be entitled to equitable adjustment of the time for performance and rates and amounts of compensation provided

for elsewhere in this Agreement to reflect reasonable costs incurred by ENGINEER in connection with, among other things, such delay or suspension and reactivation and the fact that the time for performance under this Agreement has been revised.

ARTICLE 4—PAYMENTS TO ENGINEER

4.01 Methods of Payment for Services of ENGINEER.

A. OWNER shall pay ENGINEER for services rendered under this Agreement as follows:

1. OWNER shall pay ENGINEER for services rendered under this Agreement as described in Exhibit A and in the amounts and by the methods described in Exhibit C.
2. Approved Hourly Rates plus Reimbursable Expenses to be paid for services described in Exhibit A and to be paid as outlined in Exhibit C.
3. Or, if both the OWNER and the ENGINEER agree to a defined Scope of Work, a Lump Sum amount may be agreed upon. Lump sum progress payments may be invoiced monthly by percentage of completion throughout the project.

4.02 Other Provisions Concerning Payment

- A. *Adjustments.* ENGINEER's compensation is conditioned on time to complete the Assignment not exceeding the time identified in Exhibit A. Should the time to complete the Assignment be extended beyond this period due to reasons not the fault of and beyond the control of ENGINEER, the total compensation to ENGINEER shall be appropriately adjusted.
- B. *Reimbursable Expenses.* Reimbursable Expenses means the actual expenses incurred by ENGINEER or ENGINEER's consultants directly in connection with the Assignment.
- C. *For Additional Services.* OWNER shall pay ENGINEER for all services not included in the scope of this Agreement on the basis agreed to in writing by the parties at the time such services are authorized by OWNER.

ARTICLE 5—DESIGNATED REPRESENTATIVES

5.01 Contemporaneous with the execution of this Agreement, ENGINEER and OWNER shall each designate specific individuals as ENGINEER's and OWNER's representatives with respect to the services to be performed or furnished by ENGINEER and responsibilities of OWNER under this Agreement. Such individuals shall have authority to transmit instructions, receive information, and render decisions relative to the Assignment on behalf of their respective party.

ARTICLE 6—CONTENT OF AGREEMENT

6.01 The following Exhibits are incorporated herein by reference:

- A. *Exhibit A*, "Further Description of Services, Responsibilities, Time, and Related Matters," consisting of 1 page.
- B. *Exhibit B*, "Standard Terms and Conditions," consisting of 5 pages.
- C. *Exhibit C*, "Reimbursable Expenses Schedule," consisting of 1 page, and "Engineering Services Hourly Rates," attached hereto as Attachment C1 of Exhibit C, consisting of 1 page.
- D. *Exhibit D*, "Duties, Responsibilities, and Limitations of Authority of Resident Project Representative," consisting of 4 pages.

6.02 Total Agreement

This Agreement (consisting of pages 1 to 3, inclusive, together with the Exhibits identified in Paragraph 6.01) constitutes the entire agreement between OWNER and ENGINEER and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date which is indicated on page 1.

OWNER:

San Juan County

By: _____

Name: _____

Date Signed: _____

Address for giving notices:

PO Box 338 / 117 South Main Street
Monticello UT 84535

Designated Representative:

Name: Sam Long

Title: County Employee

Phone Number: (801) 891-5513

Email Address: samlong@sanjuancountyut.gov

ENGINEER:

Jones & DeMille Engineering, Inc.

By: *Ryan Jolley*

Name: Ryan Jolley

Date Signed: May 1, 2026

Address for giving notices:

1535 South 100 West
Richfield UT 84701

Designated Representative:

Name: Wyatt Hansen

Title: Project Manager

Phone Number: (435) 896-8266

Email Address: wyatt.h@jonesanddemille.com

This **EXHIBIT A**, consisting of 1 page, referred to in and part of the Agreement between Owner and Engineer for Professional Services dated May 1, 2026.

Further Description of Services, Responsibilities, Time and Related Matters

Specific articles of the Agreement are amended and supplemented to include the following agreement of the parties:

A.1.01 ENGINEER's Services

- A. ENGINEER's services shall be provided consistent with and limited to the standard of care applicable to such services, which is that Engineer shall provide its services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances. ENGINEER and/or its consultants shall complete the Assignment and related work including the following:
 - a. The Scope of Work included in the Proposal provided as **Attachment A**, is hereby incorporated by reference.

A.2.01 OWNER's Responsibilities

- A. OWNER shall do the following in a timely manner, so as not to delay the services of ENGINEER:
 - a. The Owner Requirements included in the Proposal provided as **Attachment A**, is hereby incorporated by reference.
- B. ENGINEER shall be entitled to use and rely upon all such information and services provided by OWNER or others in performing ENGINEER's services under this Agreement.
- C. OWNER shall bear all costs incident to compliance with its responsibilities pursuant to this paragraph A.2.01.

A.3.01 Times for Rendering Services

- A. The time period for the performance of ENGINEER's services shall be within the milestones established as follows:
 - a. The Schedule included in the Proposal provided as **Attachment A**, is hereby incorporated by reference.
- B. ENGINEER's services under this Agreement will be considered complete when all deliverables set forth in Exhibit A are submitted to OWNER.

This **EXHIBIT B**, consisting of 5 pages, referred to in and part of the Agreement between Owner and Engineer for Professional Services dated May 1, 2026.

Standard Terms and Conditions

Article 6 of the Agreement is amended and supplemented to include the following agreement of the parties:

B.6.01.B Standard Terms and Conditions

1. **Standard of Care**

The standard of care for all professional services performed or furnished by ENGINEER under this Agreement will be the care and skill ordinarily used by member of ENGINEER's profession practicing under similar circumstances at the same time and in the same locality. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with ENGINEER's services.

2. **Independent Contractor**

All duties and responsibilities and undertaken pursuant to this Agreement will be for the sole and exclusive benefit of OWNER and ENGINEER and not for the benefit of any other party. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either OWNER or ENGINEER. ENGINEER's services under this Agreement are being performed solely for OWNER's benefit, and no other entity shall have any claim against ENGINEER because of this Agreement or the performance or nonperformance of services hereunder. OWNER agrees to include a provision in all contracts with contractors and other entities involved in this project to carry out the intent of this paragraph.

3. **Payments to ENGINEER**

Retainer amounts shall be made in accordance with Article C4.01. Work will be halted if additional retainer amounts are not made in a timely manner.

4. **Insurance**

ENGINEER will maintain insurance coverage for Workers Compensation, General Liability, and Automobile Liability and will provide certificates of insurance to OWNER upon request.

5. **Indemnification and Allocation of Risk**

a. To the fullest extent permitted by law, ENGINEER shall indemnify and hold harmless OWNER, OWNER's officers, directors, partners, and employees from and against costs, losses, and damages (including but not limited to reasonable fees and charges of engineers, architects, attorneys, and other professionals, and reasonable court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of ENGINEER or ENGINEER's officers, directors, partners, employees, and consultants in the performance of ENGINEER's services under this Agreement.

b. To the fullest extent permitted by law, OWNER shall indemnify and hold harmless ENGINEER, ENGINEER's officers, directors, partners, employees, and consultants from and against costs, losses, and damages (including, but not limited to, reasonable fees and charges of engineers, architects, attorneys, and other professionals, and reasonable court or arbitration or other disputes resolution costs) caused by the negligent acts or omissions of OWNER or OWNER's officers, directors, partners, employees, and consultants with respect to this Agreement.

c. To the fullest extent permitted by law, ENGINEER's total liability to OWNER and anyone claiming by, through, or under OWNER for any injuries, losses, damages and expenses caused in part by the negligent entity or individual, shall not exceed the percentage share that ENGINEER's negligence bears to the total negligence of OWNER, ENGINEER, and all other negligent entities and individuals.

d. In addition to the indemnity provided under paragraph B. 6.01.B.5.b. of this Exhibit, and to the fullest extent permitted by law, OWNER shall indemnify and hold harmless ENGINEER and ENGINEER's officers, directors, partners, employees, and consultants from and against injuries, losses, damages and expenses (including, but not limited to, all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other disputes resolution costs) caused by, arising out of, or resulting from Hazardous Environmental Condition, provided that (i) any such injuries, losses, damages and expenses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom; and (ii) nothing in this paragraph B.6.01.B.5.d shall obligate OWNER to indemnify any individual or entity to the extent of that individual or entity's own negligence or willful misconduct.

e. The indemnification provision of paragraph B.6.01.B.5.a. is subject to and limited by the provisions agreed to by OWNER and ENGINEER in paragraph B.6.01.B.6, "Limit of Liability," of this Agreement.

f. ENGINEER's commitments as set forth in this Agreement are based on the expectation that all of the services described in this Agreement will be provided. In the event OWNER later elects to reduce design professional's scope of services, OWNER hereby agrees to release, hold harmless, defend and indemnify ENGINEER from any and all claims, damages, losses or costs associated with or arising out of such reduction in services.

6. Limit of Liability

To the fullest extent permitted by law, the total liability, in the aggregate, of ENGINEER and ENGINEER's officers, directors, partners, employees, agents, and consultants, or any of them to OWNER and anyone claiming by, through, or under OWNER, for any and all injuries, losses, damages and expenses, whatsoever arising out of, resulting from, or in any way related to this Agreement from any cause or causes, including, but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or warranty, express or implied, of engineer or engineer's officers, directors, partners, employees, agents, and consultants, or any of them, shall not exceed the total amount of compensation for services.

7. Consequential Damages

Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither OWNER nor ENGINEER, their respective officers, directors, partners, employees, contractors or subconsultants, shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Assignment or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other consequential damages that either party may have incurred from any cause of action, including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both OWNER and ENGINEER shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in the Assignment.

8. Dispute Resolution

a. OWNER and ENGINEER agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement or the breach thereof ("disputes") to mediation.

b. If a party alleges a dispute or controversy with the other party arising out of or relating to the performance of services under this Agreement, then either party shall have the right to request mediation within 20 days after the claiming party has-provided the other party with written notice describing the dispute and the claiming party's position with reference to the resolution of the dispute.

c. Except as otherwise agreed, mediation will proceed pursuant to the Construction Industry Mediation Rules of the American Arbitration Association in effect on the Effective Date of the Agreement. A mediator will be appointed within 30 days of receipt of a written request. The mediator will endeavor to complete the mediation within 30 days thereafter.

d. No performance obligation under or related to this Agreement shall be interrupted or delayed during any mediation proceeding except upon written agreement of both parties.

e. The mediator shall not be a witness in any legal proceedings related to this Agreement.

9. Termination of Contract

Either party may at any time, upon seven days prior written notice to the other party, terminate this Agreement. Upon such termination, OWNER shall pay to ENGINEER all amounts owing to ENGINEER under this Agreement, for all work performed up to the effective date of termination, plus reasonable termination costs.

10. Access

OWNER shall arrange for safe access to and make all provisions for ENGINEER and ENGINEER's Consultants to enter upon public and private property as required for ENGINEER to perform services under this Agreement.

11. Hazardous Environmental Conditions

It is acknowledged by both parties that ENGINEER's scope of services does not include any services related to a "Hazardous Environmental Condition," i.e., the presence at the site of asbestos, PCBs, petroleum, hazardous waste, or radioactive materials in such quantities or circumstances that may present a substantial danger to persons or property exposed there in connection with the Assignment. In the event ENGINEER or any other party encounters a Hazardous Environmental Condition, ENGINEER may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the Assignment affected thereby until OWNER: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the Hazardous Environmental Condition; and (ii) warrants that the site is in full compliance with applicable laws and regulations. OWNER acknowledges that ENGINEER is performing professional services for OWNER and that ENGINEER is not and shall not be required to become an "arranger," "operator," "generator," or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA), which are or may be encountered at or near the site in connection with ENGINEER's activities under this Agreement.

12. Patents

ENGINEER shall not conduct patent searches in connection with its services under this Agreement and assumes no responsibility for any patent or copyright infringement arising therefrom. Nothing in this Agreement shall be construed as a warranty or representation that anything made, used, or sold arising out of the services performed under this Agreement will be free from infringement of patents or copyrights.

13. Ownership and Reuse of Documents

All documents prepared or furnished by ENGINEER pursuant to this Agreement are instruments of service, and ENGINEER shall retain an ownership and property interest therein. Reuse of any such documents by OWNER shall be at OWNER's sole risk; and OWNER agrees to indemnify, and hold ENGINEER harmless from all claims, damages, and expenses including attorney's fees arising out of such reuse of documents by OWNER or by acting through OWNER.

14. Use of Electronic Media

a. Copies of Documents that may be relied upon by OWNER are limited to the printed copies (also known as hard copies) that are signed or sealed by the ENGINEER. Files in electronic media format of text, data, graphics, or of other types that are furnished by ENGINEER to OWNER are only for convenience of OWNER. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk.

b. When transferring documents in electronic media format, Engineer makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by ENGINEER at the beginning of this Assignment.

- c. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.
 - d. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within 60 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. ENGINEER shall not be responsible to maintain documents stored in electronic media format after acceptance by OWNER.
- 15. Opinions of Probable Construction Cost
 - a. Construction Cost is the cost to OWNER to construct proposed facilities. Construction Cost does not include costs of services of ENGINEER or other design professionals and consultants, cost of land, rights-of-ways, or compensation for damages to properties, or OWNER's costs for legal, accounting, insurance counseling or auditing services, or interest and financing charges incurred in connection with OWNER's contemplated project, or the cost of other services to be provided by others to OWNER, pursuant to this Agreement. Construction Cost is one of the items comprising Total Project Costs.
 - b. ENGINEER's opinions of probable Construction Cost provided for herein are to be made on the basis of ENGINEER's experience and qualifications and represent ENGINEER's best judgment as an experienced and qualified professional generally familiar with the industry. However, since ENGINEER has no control over the cost of labor, materials, equipment, or services furnished by others, or over the 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 Construction Cost prepared by ENGINEER. If OWNER wishes greater assurance as to probable Construction Cost, OWNER shall employ and independent cost estimator.
- 16. Opinions of Total Project Costs
 - a. Total Project Costs are the sum of the probable Construction Cost, allowances for contingencies, the estimated total costs of services of ENGINEER or other design professionals and consultants, cost of land, rights-of-way, or compensation for damages to properties, and OWNER's cost for legal, accounting, insurance counseling or auditing services, and interest and financing charges incurred in connection with a proposed project, and the cost of other services to be provided by others to OWNER pursuant to this Agreement.
 - b. ENGINEER assumes no responsibility for the accuracy of opinions of Total Project Costs.
- 17. Force Majeure

ENGINEER shall not be liable for any loss or damage due to failure or delay in rendering any service called for under this Agreement resulting from any cause beyond ENGINEER's reasonable control.
- 18. Assignment

Neither party shall assign its rights, interests or obligations under this Agreement without the express written consent of the other party.
- 19. Binding Effect

This Agreement shall bind, and the benefits thereof shall inure to the respective parties hereto, their legal representatives, executors, administrators, successors, and assigns.
- 20. Severability and Waiver of Provisions

Any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and ENGINEER, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

21. Survival

All express representations, indemnifications, or limitations of liability included in this Agreement will survive its completion or termination for any reason.

22. Headings

The headings used in this Agreement are for general reference only and do not have special significance.

23. Controlling Law

This Agreement is to be governed by the law of the state in which the ENGINEER's principal office is located.

24. Notices

Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address on the signature page and given personally, or by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.

25. Betterment

If, due to the ENGINEER's negligence, a required item or component of the Project is omitted from the ENGINEER's construction documents, the ENGINEER shall not be responsible for paying the cost required to add such item or component to the extent that such item or component would have been required and included in the original construction documents. In no event will the ENGINEER be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the Project.

26. Estimates of Probable Construction Cost

In providing estimates of probable construction cost, the OWNER understands that the ENGINEER has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the ENGINEER's estimates of probable construction costs are made on the basis of the consultant's professional judgment and experience. The ENGINEER makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the ENGINEER's estimate of probable construction cost.

This **EXHIBIT C**, consisting of 1 page, referred to in and part of the Agreement between Owner and Engineer for Professional Services dated May 1, 2026.

Payments to ENGINEER for Services and Reimbursable Expenses

Article 4 of the Agreement is amended and supplemented to include the following agreement of the parties:

ARTICLE 4 – PAYMENTS TO THE ENGINEER

C4.01 For Basic Services Having a Determined Scope

- A. The total fee for services under this Agreement is **\$87,000**. A retainer is required for select project types. If applicable, the required retainer amount is **\$-0-**, to be paid prior to the commencement of any work. Any paid retainer will be applied to the total fee.
- B. For a detailed breakdown of project phases, billing methods, and estimated fees, please refer to the Proposal provided as **Attachment A**.

C4.02 Standard Hourly Rates

- A. Standard hourly rates are set forth in Attachment C1 to this Exhibit C and include salaries and wages paid to personnel in each billing class plus the cost of customary and statutory benefits, general and administrative, overhead, non-project operating costs, and operation margin or profit.
- B. The Approved Hourly Rates and Reimbursable Expenses may be adjusted or updated periodically (by mutual agreement of the parties) to reflect equitable changes in the compensation payable to ENGINEER or addition of new employee classes.

This **ATTACHMENT C1**, consisting of 1 page, referred to in and part of the Agreement between Owner and Engineer for Professional Services dated May 1, 2026.

Engineering Services Hourly Rates as of January 1, 2026

ENGINEERING SERVICES

Principal	\$ 295.00
Senior Planner	\$ 230.00
Planner III	\$ 160.00
Planner II	\$ 140.00
Planner I	\$ 115.00
Structural Engineer	\$ 275.00
Senior Project Manager II	\$ 285.00
Senior Project Manager I	\$ 255.00
Project Manager III	\$ 235.00
Project Manager II	\$ 215.00
Project Manager I	\$ 195.00
Assistant Project Manager	\$ 165.00
Senior Project Engineer IV	\$ 255.00
Senior Project Engineer III	\$ 235.00
Senior Project Engineer II	\$ 215.00
Senior Project Engineer I	\$ 195.00
Project Engineer III	\$ 185.00
Project Engineer II	\$ 175.00
Project Engineer I	\$ 165.00
Graduate Engineer III	\$ 160.00
Graduate Engineer II	\$ 140.00
Graduate Engineer I	\$ 125.00

CONSTRUCTION SERVICES

Senior Construction Project Manager II	\$ 205.00
Senior Construction Project Manager I	\$ 190.00
Construction Project Manager II	\$ 175.00
Construction Project Manager I	\$ 160.00
Senior Construction Engineering Technician III	\$ 220.00
Senior Construction Engineering Technician II	\$ 175.00
Senior Construction Engineering Technician I	\$ 155.00
Construction Engineering Technician III	\$ 140.00
Construction Engineering Technician II	\$ 125.00
Construction Engineering Technician I	\$ 110.00
Construction Contract Specialist III	\$ 195.00
Construction Contract Specialist II	\$ 150.00
Construction Contract Specialist I	\$ 115.00

SURVEY/STAKING SERVICES

Professional Land Surveyor III	\$ 225.00
Professional Land Surveyor II	\$ 200.00
Professional Land Surveyor I	\$ 185.00
Office Surveyor III	\$ 180.00
Office Surveyor II	\$ 170.00
Office Surveyor I	\$ 160.00
Field Surveyor III	\$ 160.00
Field Surveyor II	\$ 150.00
Field Surveyor I	\$ 125.00

LAB/MATERIALS TESTING

Testing rates/fees – available upon request	
Senior Materials Technician	\$ 155.00
Materials Technician III	\$ 130.00
Materials Technician II	\$ 110.00
Materials Technician I	\$ 95.00

ENVIRONMENTAL SERVICES

Environmental Project Manager	\$ 210.00
Environmental Specialist IV	\$ 185.00
Environmental Specialist III	\$ 165.00
Environmental Specialist II	\$ 150.00
Environmental Specialist I	\$ 140.00
Environmental Technician	\$ 115.00

ARCHITECTURAL SERVICES

Senior Architect	\$ 215.00
Architect II	\$ 190.00
Architect I	\$ 170.00
Architectural Project Manager II	\$ 200.00
Architectural Project Manager I	\$ 185.00
Architectural Designer III (non-licensed)	\$ 165.00
Architectural Designer II (non-licensed)	\$ 140.00
Architectural Designer I (non-licensed)	\$ 125.00

CAD SERVICES

Senior CAD Designer II	\$ 225.00
Senior CAD Designer I	\$ 190.00
CAD Designer III	\$ 165.00
CAD Designer II	\$ 155.00
CAD Designer I	\$ 140.00
CAD Technician II	\$ 115.00
CAD Technician I	\$ 105.00

GIS SERVICES

GIS Manager	\$ 200.00
GIS Specialist III	\$ 190.00
GIS Specialist II	\$ 165.00
GIS Specialist I	\$ 155.00
GIS Technician II	\$ 125.00
GIS Technician I	\$ 105.00

ADMINISTRATIVE

Project Accounting Manager	\$ 235.00
Project Accountant	\$ 135.00
Project Accounting Assistant	\$ 115.00
Contract Administrator	\$ 140.00
Strategic & Communication Manager	\$ 245.00
Project Administrative Manager	\$ 185.00
Administrator II	\$ 170.00
Administrator I	\$ 150.00
Project Administrative Assistant II	\$ 125.00
Project Administrative Assistant I	\$ 100.00
Website Specialist	\$ 135.00
Software Developer	\$ 290.00

INTERN SERVICES

Intern II	\$ 95.00
Intern I	\$ 85.00

OTHER DIRECT COSTS (ODC)

Vehicle Mileage (per mile)	\$ 0.725
Reimbursable Expenses	Cost
Professional Subconsultants	Cost + 15%

This **EXHIBIT D**, consisting of 4 pages, referred to in and part of the Agreement between Owner and Engineer for Professional Services dated May 1, 2026.

Duties, Responsibilities, and Limitations of Authority of Resident Project Representative

Article 5 of the Agreement is supplemented to include the following agreement of the parties:

5.02 *Resident Project Representative*

- A. ENGINEER shall furnish a Resident Project Representative ("RPR") to assist ENGINEER in observing progress and quality of the Work. The RPR may provide full time representation or may provide representation to a lesser degree.
- B. Through RPR's observations of Contractor's work in progress and field checks of materials and equipment, ENGINEER shall endeavor to provide further protection for OWNER against defects and deficiencies in the Work. However, ENGINEER shall not, during such RPR field checks or as a result of such RPR observations of Contractor's work in progress, supervise, direct, or have control over Contractor's Work, nor shall ENGINEER (including the RPR) have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, for security or safety at the Site, for safety precautions and programs incident to any contractor's work in progress, or for any failure of a contractor to comply with Laws and Regulations applicable to such contractor's performing and furnishing of its work. The ENGINEER (including RPR) neither guarantee the performances of any contractor nor assumes responsibility for Contractor's failure to furnish and perform the Work in accordance with the Contract Documents. In addition, the specific terms set forth in Paragraph A1.01 of Exhibit A of the Agreement are applicable.
- C. The duties and responsibilities of the RPR are as follows:
 - 1. *General:* RPR is ENGINEER's representative at the Site, will act as directed by and under the supervision of ENGINEER, and will confer with ENGINEER regarding RPR's actions. RPR's dealings in matters pertaining to the Contractor's work in progress shall in general be with ENGINEER and Contractor. RPR's dealings with Subcontractors shall only be through or with the full knowledge and approval of Contractor. RPR shall generally communicate with OWNER only with the knowledge of and under the direction of ENGINEER.
 - 2. *Schedules:* Review the progress schedule, schedule of Shop Drawing and Sample submittals, and schedule of values prepared by Contractor and consult with ENGINEER concerning acceptability.
 - 3. *Conferences and Meetings:* Attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences and other project-related meetings, and prepare and circulate copies of minutes thereof.
 - 4. *Liaison:*
 - a. Serve as ENGINEER's liaison with Contractor. Working principally through Contractor's authorized representative or designee, assist in providing information regarding the intent of the Contract Documents.
 - b. Assist ENGINEER in serving as OWNER's liaison with Contractor when Contractor's operations affect OWNER's On-Site operations.
 - c. Assist in obtaining from OWNER additional details or information, when required for proper execution of the Work.

5. *Interpretation of Contract Documents:* Report to ENGINEER when clarifications and interpretations of the Contract Documents are needed and transmit to Contractor clarifications and interpretations as issued by ENGINEER.
6. *Shop Drawings and Samples:*
 - a. Record date of receipt of Samples and approved Shop Drawings.
 - b. Receive Samples which are furnished at the Site by Contractor and notify ENGINEER of availability of Samples for examination.
 - c. Advise ENGINEER and Contractor of the commencement of any portion of the Work requiring a Shop Drawing or Sample submittal for which RPR believes that the submittal has not been approved by ENGINEER.
7. *Modifications:* Consider and evaluate Contractor's suggestions for modifications in Drawings or Specifications and report such suggestions, together with RPR's recommendations, to ENGINEER. Transmit to Contractor in writing decisions as issued by ENGINEER.
8. *Review of Work and Rejection of Defective Work:*
 - a. Conduct on-Site observations of Contractor's work in progress to assist ENGINEER in determining if the Work is in general proceeding in accordance with the Contract Documents.
 - b. Report to ENGINEER whenever RPR believes that any part of Contractor's work in progress will not produce a completed Project that conforms generally to the Contract Documents or will imperil the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents, or has been damaged, or does not meet the requirements of any inspection, test or approval required to be made; and advise ENGINEER of that part of work in progress that RPR believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection, or approval.
9. *Inspections, Tests, and System Start-ups:*
 - a. Consult with ENGINEER in advance of scheduled inspections, tests, and systems start-ups.
 - b. Verify that tests, equipment, and systems start-ups and operating and maintenance training are conducted in the presence of appropriate OWNER's personnel, and that Contractor maintains adequate records thereof.
 - c. Observe, record, and report to ENGINEER appropriate details relative to the test procedures and systems start-ups.
 - d. Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections, and report to ENGINEER.
10. *Records:*
 - a. Maintain at the Site orderly files for correspondence, reports of job conferences, reproductions of original Contract Documents including all change orders, field orders, work change directives, addenda, additional Drawings issued subsequent to the execution of the Construction Contract, ENGINEER's clarifications and interpretations of the Contract Documents, progress reports, Shop Drawing and Sample submittals received from and delivered to Contractor, and other Project-related documents.

- b. Prepare a daily report or keep a diary or logbook, recording Contractor's hours on the Site, weather conditions, data relative to questions of change orders, field orders, work change directives, or changed conditions, Site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to ENGINEER.
- c. Record names, addresses, fax numbers, e-mail addresses, web site locations, and telephone numbers of all Contractors, Subcontractors, and major Suppliers of materials and equipment.
- d. Maintain records for use in preparing Project documentation.
- e. Upon completion of the Work, furnish original set of all RPR Project documentation to ENGINEER.

11. *Reports:*

- a. Furnish to ENGINEER periodic reports as required of progress of the Work and of Contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals.
- b. Draft and recommend to ENGINEER proposed change orders, work change directives, and field orders. Obtain backup material from Contractor.
- c. Furnish to ENGINEER and OWNER copies of all inspection, test, and system start-up reports.
- d. Immediately notify ENGINEER of the occurrence of any Site accidents, emergencies, acts of God endangering the Work, damage to property by fire or other causes, or the discovery of any Constituent of Concern.

12. *Payment Requests:* Review applications for payment with Contractor for compliance with the established procedure for their submission and forward with recommendations to ENGINEER, noting particularly the relationship of the payment requested to the schedule of values, Work completed, and materials and equipment delivered at the Site but not incorporated in the Work.

13. *Certificates, Operation and Maintenance Manuals:* During the course of the Work, verify that materials and equipment certificates, operation and maintenance manuals and other data required by the Contract Documents to be assembled and furnished by Contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have these documents delivered to ENGINEER for review and forwarding to OWNER prior to payment for that part of the Work.

14. *Completion:*

- a. Participate in visits to the Project to determine Substantial Completion, assist in the determination of Substantial Completion and the preparation of lists of items to be completed or corrected.
- b. Participate in a final visit to the Project in the company of ENGINEER, OWNER, and Contractor, and prepare a final list of items to be completed and deficiencies to be remedied.
- c. Observe whether all items on the final list have been completed or corrected and make recommendations to ENGINEER concerning acceptance and issuance of the Notice of Acceptability of the Work.

D. Resident Project Representative shall not:

- 1. Authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items).

2. Exceed limitations of ENGINEER's authority as set forth in this Agreement.
3. Undertake any of the responsibilities of Contractor, Subcontractors or Suppliers.
4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences or procedures of Contractor's work.
5. Advise on, issue directions regarding, or assume control over security or safety practices, precautions, and programs in connection with the activities or operations of OWNER or Contractor.
6. Participate in specialized field or laboratory tests or inspections conducted off-site by others except as specifically authorized by ENGINEER.
7. Accept shop drawing or sample submittals from anyone other than Contractor.
8. Authorize OWNER to occupy the Project in whole or in part.

Jones & DeMille Engineering, Inc.
ATTACHMENT A



Jones & DeMille
Engineering

www.jonesanddemille.com | 800.748.5275

January 15, 2026

San Juan County
Attn: Sam Long
117 South Main Street
Monticello, UT 84535

RE: San Juan County – La Sal Fire Station – Remodel and Septic System Design

Mr. Long

We appreciate the opportunity to provide a proposal for the above-referenced project. It is our understanding that the owner, San Juan County is looking to remodel the existing Fire Station located in La Sal, Utah to include a restroom. The existing building is a pre-engineered metal building that provides parking for 4 fire vehicles and a conference/break room. The owner is requesting this proposal for architectural design services to design a remodel to the existing space that includes a restroom. The building is currently not connected to a sewer system and a septic system will be required. The design will conform to the 2021 International Building Code (IBC) and all applicable jurisdictional requirements. The restroom will need to be designed to ADA standards. JDE understands the owner intends to apply for the Community Development Block Grant (CDBG) to fund this project.

Jones & DeMille Engineering (JDE) and its subsidiary, Campbell Architecture (JDE/CA), have the necessary expertise to complete this project and are pleased to submit the following scope, assumptions, schedule, and fee proposal.

SCHEMATIC DESIGN

The proposed scope of work for Schematic Design is as follows:

- Conduct a kickoff coordination meeting with the Owner.
- Review project program, site constraints, and applicable building and life-safety codes.
- Perform (1) site visit to measure existing building.
- Prepare schematic design drawings including:
 - Schematic floor plan
 - Preliminary exterior elevations
 - Primary building sections
- Provide one (1) schematic design review meeting to obtain Owner approval.
- Incorporate one (1) round of Owner comments.
- Deliver a final schematic design package for written approval prior to beginning Pre-Construction Design Services.
- Provide probable cost of construction and project description.

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Richfield, UT 84701
435.896.8266

50 South Main, Suite 4
Manti, UT 84642
435.835.4540

38 West 100 North
Vernal, UT 84078
435.781.1988

1675 South Highway 10
Price, UT 84501
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520 West Highway 40
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775 West 1200 North
Suite 200
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1664 South Dixie Drive
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7 South Main Street
Suite 314
Tooele, UT 84074
435.268.8089

696 North Main Street
PO Box 577
Monticello, UT 84535
435.587.9100

545 East Cheyenne Drive
Suite C
Evanston, WY 82930
307.288.2005

20 West Main Street
Suite 112
Cortez, CO 81321
970.739.5408

PRE-CONSTRUCTION DESIGN SERVICES

The proposed scope of work for Pre-Construction Design Services is as follows:

- Civil Engineering Design Services
 - Establish horizontal and vertical control (NAD83 / NAVD88).
 - Perform ground-based topographic survey for necessary design elements only.
 - Prepare an existing-conditions base map in AutoCAD Civil 3D.
 - Septic System Design
 - Perform percolation testing in accordance with applicable state and local health department requirements.
 - Prepare a percolation test report for the authority having jurisdiction (AHJ).
 - Design a conventional septic system, including septic tank and leach field sizing.
 - Response to one round of agency comments.
 - Site Civil Design
 - Prepare utility layout for sewer septic system.
 - Provide construction notes and basic specifications.
 - Submit drawings suitable for building permit.
- Architectural Design
 - Prepare a complete, coordinated set of architectural construction drawings suitable for permitting and construction.
 - Design per 2021 IBC and all applicable local ordinances.
 - Drawings will be stamped by a Utah-licensed Architect.
 - Respond to plan review comments from Building Department.
 - Prepare revised drawings and resubmit as required by Building Department.
- MEP Design Services — Resolut
 - Plumbing
 - Domestic cold/hot-water piping and specification of plumbing fixture(s).
 - Electrical
 - Interior and exterior lighting systems.
 - Power distribution systems.
 - One-line diagrams, panel schedules, load calculations.
 - Mechanical
 - Coordinate equipment type.
 - Prepare heating/cooling load calculations.
 - Design general exhaust systems.

CONSTRUCTION ADMINISTRATION SERVICES

The proposed scope of work for Construction Administration Services is as follows:

- Construction Administration
 - Perform bi-monthly (twice per month) site visits for an anticipated 2-month duration (4 total visits).
 - Conduct meetings during each visit with owner and contractor.
 - Respond to and document RFIs.
 - Review submittals for conformance with design intent.
 - Process pay applications and change order requests.
 - Maintain construction logs and field reports.



- Construction Staking
 - Provide staking of building corners, gridlines, foundations, utilities, paving, grading, and other improvements as required.
 - Establish horizontal and vertical control benchmarks (NAD83 / NAVD88).
 - Provide digital cut sheets and staking reports.
 - Provide inspection reports documenting findings, corrective actions, and compliance.

ASSUMPTIONS & LIMITATIONS

- Schematic Design Changes: Any design changes after schematic design approval will be billed hourly until revised schematics are approved.
- Building Size Assumption: Fees are based on the remodel being limited to the existing building footprint. Any additions or other significant deviation may require renegotiation of fees.
- Geotechnical Report: Not included. If no report is provided, assumed soil values will be used; Owner accepts all associated risks.
- A conventional gravity septic system is assumed.
- All utilities, except sanitary sewer, are assumed to be existing, metered, and stubbed to the building. Civil site plans will not show water, gas, or electrical utilities.
- Permits: JDE/CA is not responsible for project-related permits, permit fees, training, or certification requirements.
- Utilities: Utility record drawings will be provided by utility providers; JDE/CA is not responsible for the accuracy of record data.
- Procurement: Contractor procurement, bidding, advertising, or bid management are excluded unless added separately.
- Construction Duration: Construction Administration fee assumes a 2-month construction period with 4 site visits.
- Exclusions: Landscape design, renderings, public involvement, photometrics, interior design, and other specialty studies are excluded unless requested.
- Unknown Conditions: JDE/CA is not responsible for unknown site or subsurface conditions revealed during design or construction.
- Owner Responsibilities: Owner will provide access, timely decisions, approvals, and all available existing documentation.

SCHEDULE

JDE will work to complete the above scope of work in a reasonable, timely manner according to the project and funding needs. An earnest effort will be made to complete the services within owner's time constraints.

FEES

The foregoing scope of work for architectural and engineering services can be completed for a lump sum fee per the schedule below. Progress payments will be invoiced monthly throughout the project. Any adjustments to the scope of work can be completed for a negotiated lump sum fee or according to JDE's standard hourly rates. JDE reserves the right to adjust billing rates based on market conditions. This fee proposal shall remain valid for 30 (thirty) days from the proposal's issuance date. If contract is not signed within said term, fees may be subject to review. The breakdown of fees are as follows:



Schematic Design	\$11,000
Pre-Construction Design Services	\$58,000
Construction Administration Services	\$18,000
TOTAL	\$87,000

CLOSURE

We appreciate the opportunity to support San Juan County on this important project. Our team has the experience and resources necessary to deliver a coordinated design and efficient construction process. Please review this proposal and let us know if any modifications are desired.

Sincerely,

JONES & DeMILLE ENGINEERING, INC.



Wyatt Hansen, P.E.
Project Manager

