

**SECOND AMENDMENT  
TO  
SERVICE PROVIDER AGREEMENT  
FOR  
TRAILS END PARK MASTER PLAN**

This Second Amendment ("Amendment") is dated effective this \_\_\_\_\_ day of \_\_\_\_\_, 2025, and is entered into by and between the CITY OF TUMWATER, a Washington municipal corporation ("CITY"), and ROBERT W. DROLL LANDSCAPE ARCHITECT, P.S., a Washington corporation ("SERVICE PROVIDER").

A. The CITY and the SERVICE PROVIDER entered into a Service Provider Agreement dated effective March 8, 2023, and a First Amendment, dated November 22, 2024 whereby the SERVICE PROVIDER agreed to provide landscaping services ("Agreement").

B. Section 14 of the Agreement provided that the Agreement may only be amended by written agreement signed by the parties.

C. The CITY and the SERVICE PROVIDER desire to amend the Agreement to provide additional services described in Attachment A-1 and increase the compensation paid to the SERVICE PROVIDER for providing additional services.

NOW, THEREFORE, the parties agree to the following terms and conditions:

1. SCOPE OF SERVICES.

Section 1 of the Agreement is amended to provide for additional services as more particularly described and detailed in Exhibit "A-1," attached hereto and incorporated herein.

2. TERM.

Section 2 of the Agreement shall be amended to extend the term of the Agreement until December 31, 2027.

3. COMPENSATION.

In consideration of the SERVICE PROVIDER continuing to provide the services described in Section 1 of the Agreement and providing the additional services described in Exhibit "A-1" during the extended term of the Agreement, Section 4.C. shall be amended to increase the compensation paid to the SERVICE PROVIDER by

an additional amount not to exceed Two-Hundred-Forty-Eight-Thousand One-Hundred Forty-Five and 00/100 Dollars (\$248,145). The total amount payable to the SERVICE PROVIDER pursuant to the original Agreement, the First Amendment, and this Second Amendment shall be an amount not to exceed Two-Hundred-Eighty-Six-Thousand Two-Hundred-Forty-Nine and 00/100 Dollars (\$286,249).

\*\*\*Signatures on following page\*\*\*

4. FULL FORCE AND EFFECT.

All other terms and conditions of the Agreement not modified by this Amendment shall remain in full force and effect.

DATED the effective date set forth above.

CITY:

CITY OF TUMWATER  
555 Israel Road SW  
Tumwater, WA 98501

SERVICE PROVIDER:

Robert W. Droll Landscape Architect, P.S.  
4405 7<sup>th</sup> Ave SE, Suite 203  
Lacey, WA 98503-1055  
UBI No. 601424147  
Phone No. 360-292-7230

\_\_\_\_\_  
Debbie Sullivan  
Mayor

\_\_\_\_\_  
Signature (Notarized – see below)  
Printed Name:  
Title:

ATTEST:

\_\_\_\_\_  
Melody Valiant, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Karen Kirkpatrick, City Attorney

STATE OF WASHINGTON

COUNTY OF THURSTON

I certify that I know or have satisfactory evidence that \_\_\_\_\_(name)  
is the person who appeared before me, and said person acknowledged that (he/she) signed this  
instrument, on oath stated that (he/she) was authorized to execute the instrument and  
acknowledged it as the \_\_\_\_\_(title) of \_\_\_\_\_(company) to be the  
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:\_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
My appointment expires:\_\_\_\_\_.

Exhibit A-1  
Scope of Services  
Trails End Park Final Design

**Project Background/Introduction:**

Trails End Park is a new neighborhood park being developed on the former site of the Trails End Horse Arena, located at the corner of Trails End Drive and 79th Avenue. This 17-acre site will feature an approximately 6.81-acre park built on the southern portion. The scope of services and fee proposal are based on the 2023 Trails End Park Master Plan, which was developed through a public engagement process. (Refer to Figure 1 at the end of this document for the Master Plan.)

Design and construction details will adhere to standards set by WSDOT and the City of Tumwater.

The City of Tumwater Parks & Recreation, as the project owner, plans to include a neighborhood park, stormwater infiltration facilities (designed by HDR as part of the 79<sup>th</sup> Ave Frontage Improvements), and a paved parking area that will serve the City's Public Works Facility, west of the park site (design by TCF Architecture as part of the City's Public Works Facility). RWD shall implement the designs of the stormwater infiltration facilities, street frontages and Public Works Facilities completed by others into the Trails End Park design. Planned amenities for Trails End Park will include a basketball court, pickleball court, restrooms, picnic shelters fitness stations, open green space, a pump track, a play area, paved trails and park interpretive and wayfinding signage consistent with the Master Plan. The restrooms and picnic shelters will be prefabricated.

This assignment includes the work to be performed by Robert W. Droll, Landscape Architect, PS, (hereinafter RWD/Service Provider) for the Trails End Park Final Design (hereinafter Project), for Tumwater Parks & Recreation (hereinafter Owner/Client/City). Professional Services for Final Design include Project Management, 30%, 60%, 90%, and 100% Design Submittals, Coordination, Permitting, and Bidding Services.

**Project Team**

Prime Consultant, Landscape Architect, Project Manager .....	RWD
Civil Engineer .....	KPFF
Electrical Engineer .....	Cross Engineers (Cross)
Geotechnical Engineer .....	Sage Geotechnical (Sage)
Pump Track Designer.....	American Ramp Company (ARC)

This project includes the following Phases:

- Phase 1 – Project Management
- Phase 2 – Geotechnical Investigation and Reporting (Sage)
- Phase 3 – Civil Engineering (KPFF)
- Phase 4 – Electrical Engineering (Cross)
- Phase 5 – 30% PS&E

- Phase 6 – 60% PS&E
- Phase 7 – 90% PS&E
- Phase 8 – 100% PS&E
- Phase 9 – Bidding Services
- Phase 10 – Pump Track Design

**Project Assumptions:**

- Trails End Park construction is anticipated in Spring of 2027.
- The existing Big Leaf Maple, and Garry Oak Tree, are to remain.
- Utility service connections for water, sewer, and electrical will be provided to the property line. Location determined by Owner's frontage improvement project.
- Project does not include work in ROW such as parking, streetlights, or sidewalks.
- All on-site stormwater runoff generated by impervious surfaces will be treated via dispersion in accordance with the City of Tumwater Drainage Design and Erosion Control Manual and addressed in the design documents.
- All stormwater runoff generated by picnic shelter roofs and restroom roof shall be directed to new infiltration facilities in accordance with the City of Tumwater Drainage Design and Erosion Control Manual and addressed in the design documents.
- The City has an existing survey of the site. Survey adequately defines all slopes and features on-site. A new survey of the project site is not required.
- Parking lot in southwest corner of site is not in this scope and is part of separate project.
- The restroom and picnic shelters will be a prefabricated product. All structural calculations necessary for permitting will be coordinated and obtained by RWD.
- The service provider shall provide required information to obtain building permits for any structure where required. All structural calculations necessary for permitting will be coordinated and obtained by RWD.
- SEPA, Critical Habitat, Forester Report and Wetland Delineation have been completed by owner
- Project Specifications and Project Manual will be completed using the current edition of CSI specifications
- All trails and facilities will be designed in accordance with ADA standards unless noted.
- Design shall be completed using NAD 83/11 and NGVD 29.
- RWD assumes these permits are approved through administrative processes and no Public Hearings are required.
- The Pump Track will be Asphalt will range from +/-8k SF to +/- 10k SF.

## Phase 1: Project Management (RWD)

### General Overview

- **Schedule:** The project schedule will be developed based on recent comparable projects, including design and permit milestones and project meetings. The estimated project duration is 9 months, though this may vary based on the permitting process. The schedule will be updated as necessary to maintain an accurate representation of the project schedule. RWD shall provide all schedule updates to the City.
- **Budget:** The project budget, defined by the City, is based on recent projects of similar scope. Microsoft Excel will be used for tracking schedules and budgets, with PDFs submitted to the City for review. Working files are available upon request.
- **Progress Reporting:** Progress will be reported at each milestone, through meetings or email, with report content tailored to the milestone's requirements.
- **Progress Billing:** Monthly billing will be completed and will include a breakdown of hours by milestone and subconsultant.
- **Filing:** RWD uses an in-house filing system to organize documentation by milestone and subject. Full PS&E Documentation will be provided to the City at each milestone. RWD will submit to the city all project documents. This includes all final PS&E documents, all design software files (such as Civil 3D files, AutoCad files, Stormwater design files, etc.). Any significant design information or communication. Digital documents will be submitted all at one time, with a folder system segmenting information appropriately for the project milestone.
- **Subconsultant Administration/Management:** Administer and manage the subconsultant contracts, complete monthly reviews of subconsultant invoices, track hours and services provided per milestone and communicate and coordinate design and details throughout the 9-month duration.
- **Project Coordination Meetings:** Meetings with the City and consultant will be held bi-weekly throughout the 9-month duration. Additional internal meetings may be scheduled as needed. Meeting minutes will be recorded and made available to the City upon request. A total of eighteen (18) project coordination meetings are anticipated.
- **Professional Fees:** Monthly invoicing Professional fees for the scope of services are detailed in Exhibit B.
- **Direct Expenses:** A budget is allocated for direct expenses, including plots, copies, mailings, and standard business expenses, to be billed as outlined in the original contract.
- **Manage interdisciplinary coordination** (civil, structural, electrical, irrigation, play equipment, etc.).  
**QA/QC:** Conduct in-house quality assurance and quality control methods and evaluation at each design submittal milestone. The goal of this review is to identify conflicts and seek ways to clarify the documents, identify potential change order and claim opportunities, and refine the documents to ensure the scope of the work is clear.

### Task 1.1 - 30% Project Management

- Finalize consultant scopes and execute subcontracts

- Develop and distribute master project schedule
- Set up digital file structure and shared folders
- Establish contact list and communication protocols
- Schedule recurring biweekly meetings with City and team
- Distribute base files and confirm team access
- Facilitate kickoff meeting (agenda, minutes, follow-ups)
- Confirm roles and responsibilities across all consultants
- Host biweekly coordination meetings; track action items
- Communicate City expectations for scope and milestone content
- Review schematic layouts and ensure alignment with City standards
- Monitor schedule progress and flag potential coordination issues
- Assemble and submit 30% package to City; track and distribute comments
- RWD will review site studies and reports completed by others to assess the impacts to the project development. Reports include but are not limited to the design survey, cultural resources survey, Forester Report, and habitat conservation plan (Mazama Pocket Gopher Study).
- Organize full-team QA/QC coordination and schedule reviews

#### **Assumptions**

- Estimated 6-week duration at 7 hours per week

#### **Task 1.2 - 60% Project Management**

- Coordinate consultant inputs and deliverables
- Facilitate resolution of cross-discipline issues
- Host biweekly meetings; document decisions and progress
- Ensure drawing set consistency and version control across disciplines
- Communicate with City on anticipated permitting requirements and submittals
- Collect consultant progress updates; ensure milestone readiness
- Prepare and coordinate 60% submittal (plans, specs outline, estimate)
- Organize full-team QA/QC coordination and schedule reviews

#### **Assumptions**

- Estimated 8-week duration at 8 hours per week

#### **Task 1.3 - 90% Project Management**

- Lead coordination across civil, structural, electrical, and landscape consultants
- Facilitate resolution of remaining design conflicts or clarifications
- Organize full-team QA/QC coordination and schedule reviews
- Maintain consistent communication with City regarding submittal status and updates
- Track and compile milestone documents from all consultants
- Coordinate 90% PS&E package delivery (plans, specs, estimate)

- Distribute agency comments and assign follow-up tasks
- Manage formal comment-response matrix and documentation
- Coordinate internal deadlines for revisions and resubmittals
- Track permit timelines and notify City of any changes or approvals
- Submit to City/permitting agencies; track and distribute review comments
- Organize full-team QA/QC coordination and schedule reviews

#### **Assumptions**

- Estimated 10-week duration at 9 hours per week

#### **Task 1.4 - 100% Project Management**

- Coordinate collection of all final deliverables (plans, specs, estimates)
- Confirm City comments and agency redlines have been addressed
- Prepare digital submittal folders with correct structure and file naming
- Communicate final delivery format and schedule with City
- Track final QA pass and consultant close-out deliverables
- Confirm receipt of native design files from all subconsultants

#### **Assumptions**

- Estimated 4-week duration at 7 hours per week

#### **Phase 1 ALL CONSULTANT Deliverables:**

- Project Schedule
- Monthly progress Billings
- Milestone Progress Reporting
- Final delivery of all project documents

#### **Phase 1 TUMWATER Deliverables:**

The City shall provide the following information or services as required for the performance of the work. RWD assumes no responsibility for the accuracy of such information or services and shall not be liable for errors and omissions therein. Should RWD be required to provide services in obtaining or coordinating compilation of this information, such services shall be charged as Additional Services.

- Survey
- Wetland Delineation Report
- Habitat conservation plan (Mazama Pocket Gopher study)
- Cultural Resources Survey
- Forester Tree Report
- SEPA
- AutoCAD files and PDF's relating to the stormwater facilities for Trails End Park, designed as part of the Old Hwy 99 and 79<sup>th</sup> Avenue Roundabout and Frontage Improvements Project.
- Manage all Web-based public information.
- Administrative processing and fee payment for all permitting.



- Existing as-built site engineering and utility base information
- Conduct additional survey and mapping as requested by RWD.
- AutoCAD files and PDF's relating to the frontage improvements along 79th Ave SE and Trails End Drive SE designed as part of the Old Hwy 99 and 79<sup>th</sup> Ave Roundabout and Frontage Improvements Project
- Utility stub-out to property line to include sanitary sewer gravity, electrical, potable water.
- AutoCAD files and PDR's relating to the parking lot located in the southwest corner of the Trails End Park property which was designed as part of the Public Works Facility

**Phase 1 Additional Services/ Excluded Services:**

Specific items that are not within the scope of work/services include, but are not limited to, the following. It is understood these professional services, and others, could be added at a future date.

- Existing Utilities Mapping & Modelling
- Design development, final design, bid document preparation, bidding, and construction administration for any off-site improvements.
- Permit fees
- Potable Water Rights procurement
- Maintenance or Monitoring
- Demand analysis/economic modeling.
- Legal descriptions of easements, rights-of-way, etc.
- Design of water treatment system (if required)
- Construction staking
- Archaeological & Cultural Resource Investigations and report
- Wetland delineation and surveying
- Fish & wildlife investigations not covered by past habitat assessment.
- Web-site preparation and hosting, visual impact analysis, photo-simulations, perspective character sketches
- Tree inventory, valuation, noise studies, air quality & visual impact studies
- Public meetings, neighborhood meetings, Hearing Examiner meetings, etc. other than in Scope of Services
- Testing services
- Boundary and ALTA surveys
- Bid document reproduction & distribution.
- Interior Design of Buildings other than identified herein.
- Detail Cost Estimates for Buildings
- Construction Administration Services
- LEED or SITES certification
- Renderings for project
- Full Fire Protection Systems
- Potholing utilities
- Underground utilities will be shown based on the best available information and utility locates. Pipe sizes and types will be shown only where record information is available, or where access for measurement is available, such as sanitary sewer and storm structures.

## **Phase 2: Geotechnical Investigation and Reporting - SAGE**

Sage will provide geotechnical investigation, reporting, and recommendations for site earthwork and grading, stripping depth, subgrade preparation, allowable soil bearing pressure, utility trench excavation, construction dewatering, suitability of existing soils for use as structural fill, structural fill placement and compaction, and design infiltration rates.

Sage will excavate test pits to obtain soil samples and log groundwater observations. It is expected that the site is underlain by Type A soils which allows the use of grain size analysis for determining design infiltration rates.

Sage's results and recommendations will be prepared in a Geotechnical Report.

### **Phase 2 Assumptions:**

- Fieldwork can be completed on weekdays during standard business hours (i.e., no nighttime or weekend fieldwork will be required).
- This scope of services does not include critical areas reporting.
- This scope of services does not include cation exchange capacity and organic content testing.
- Less than 1 acre of drainage area will be served by a single bioretention area. As such, an infiltration receptor analysis and performance testing will not be required.
- Seasonal high groundwater will be sufficiently deep for infiltration facility design to not require mounding analysis.
- Pilot Infiltration Testing (PIT) will not be required. Soil grain size analysis will be suitable for determining design infiltration rates.
- Draft and final Geotech Report will be submitted electronically in Adobe® PDF format.

### **Phase 2 SAGE Deliverables:**

- Review readily available geologic and geotechnical data (e.g., geologic maps and depth-to-groundwater data) for the site and the surrounding area.
- Coordinate the clearance of underground utilities at the proposed exploration locations. Sage will mark the locations in the field and contact the Washington Utilities Coordinating Council's "One Call" locating service. Sage will also hire a private utility-locating service to identify utilities located outside of public easements.
- Excavate as many as up to a maximum of six test pits at areas planned for development. The test pits will be excavated up to 12 feet below ground surface, groundwater, or practical refusal, whichever is encountered first. Sage personnel will monitor the excavations, collect representative soil samples, and maintain detailed logs of the subsurface soil and groundwater conditions observed. Sage will subcontract the excavator and operator. Upon completion of fieldwork, the excavations will be backfilled with spoils tamped in place with the excavator bucket. A map showing the planned excavations areas will be coordinated with the City prior to the work being performed.
- Complete as many as eight grain size analyses on select soil samples obtained from the explorations.

- Provide recommendations for site earthwork and grading, including criteria for stripping depth, subgrade preparation, allowable soil bearing pressure, utility trench excavation, construction dewatering, the reuse of site materials as structural fill, and structural fill placement and compaction.
- Determine the site class that will be used to complete seismic design.
- Provide recommendations for slab-on-grade support.
- Provide recommendations for shallow foundation support, including allowable soil bearing capacity, minimum footing width and depth, and lateral resistance criteria. Sage will also develop settlement estimates.
- Provide design recommendations for a light-duty, hot-mix asphalt pavement section for trails.
- Provide recommendations for wet weather construction.
- Provide design infiltration rates based on previous pilot infiltration testing at the site.
- Prepare a technical memorandum, summarizing the results of the field investigation, laboratory testing, and infiltration evaluation. Sage will submit a draft memorandum to the City and design team for review and comment. Upon receipt, comments will be addressed, and Sage will issue a final memorandum, signed and sealed by the project engineer.
- All excavated areas for soil testing shall be backfilled to existing grade.

**Phase 2 TUMWATER Deliverables:**

- The City will provide access to the site.

## **Phase 3: Civil Engineering – KPFF**

KPFF will be providing Civil Engineering services including stormwater drainage design, preparation of a Stormwater Pollution Prevention Plan (SWPPP), Utility plans, specifications, and estimate for water and sewer, and reviewing and stamping of documents prepared by RWD.

It is anticipated that the project will trigger compliance with minimum requirements 1 through 11 of the City's Drainage Design and Erosion Control Manual (DDECM). All stormwater shall be treated via dispersion or infiltration trenches.

### **Phase 3 Understanding:**

- SEPA completed as part of the City of Tumwater Public Works Facility project.
- The Cultural Resources survey was completed as part of the City of Tumwater Public Works Facility project.
- Gopher study completed as part of the City of Tumwater Public Works Facility and City of Tumwater Parks & Recreation Park Facility Habitat Conservation Plan for the Olympia subspecies of Mazama Pocket Gopher project.
- On-Site Bioretention Facilities designed as part of the Old Hwy 99 & 79<sup>th</sup> Ave Roundabout project. Not part of the construction documents for this project.

### **Phase 3 Assumptions:**

- Any scope of work requested that is not specifically identified in the tasks may be considered an additional service. Prior to completing any such work, KPFF will discuss with the Owner the need and impacts on scope/fee.
- All permit and application fees will be paid by the Owner.
- Topographic and Utility Survey will be provided by others.
- RWD will be responsible for all drafting necessary to incorporate KPFF's comments/revisions to the TESC, Grading, and Drainage Plans necessary for the project. KPFF will provide PDF redlines for drafting.
- A geotechnical soils report will be provided to KPFF as part of this project for storm drainage design.
- Storm drainage improvements will be designed to the City of Tumwater 2022 Drainage Design and Erosion Control Manual (DDECM).
- All roof run-off will be directed to an on-site infiltration facility.
- Frontage improvements will be designed and constructed by the City including associated stormwater facilities. No offsite improvements are included in this scope of work.
- Proposal assumes minimal changes to site plan overall layout after 60% submittal.
- Water and sewer connection will be part of the frontage improvements design and stubs will be provided to the property line by others.
- No Construction Support Services are included in this proposal.
- RWD to provide material, building size structural consideration of design.

### **Task 3.1 – Project Management**

- KPFF will attend 1 site visit with RWD and Owner
- KPFF will attend Design Team meetings.
- KPFF will provide RWD with monthly billings for inclusion into RWD's invoices.

### **Task 3.2 – Plans, Specifications, and Estimate**

KPFF will develop the following plans for the project:

- Utility Plan and Details

Plans, Specifications and estimated cost of construction related to their Work will be delivered to RWD for inclusion into the 30%, 60%, 90%, and Final Submittals.

KPFF will review, sign, and stamp the following plans being developed by RWD:

- Demolition and TESC Plan
- TESC Details
- Grading Plan
- Drainage Plan and Details

Specifications, and estimated cost of construction related to RWD's plans will be developed by

### **Task 3.3 – Permitting**

- KPFF will perform stormwater modeling for design and prepare the project Stormwater Pollution Prevention Plan (SWPPP)
- KPFF will prepare the Storm Drainage Report
- KPFF will assist with the preparation of the Owner's Construction Permit Application
- KPFF will fill out and submit the Construction Stormwater General Permit Notice of Intent application to the Washington State Department of Ecology on behalf of the Owner. Application will need to be submitted a minimum of 60 days prior to the start of construction. KPFF will prepare and submit after permit approval as directed by RWD. Permit will be placed in the Owner's name and will require signatures prior to submittal.
- KPFF will respond to RWD and City review comments.

### **Task 3.4 – Bidding Support**

KPFF will prepare bid documents and provide bidding support for the project. General tasks include:

- Respond to bidder questions and assist with the issuance of addendums.
- Attend pre-bid conference.

**Phase 3 KPFF Deliverables:**

- Provide electronic and pdf file of grading in Civil 3D.
- Provide Utilities Plans to RWD at each milestone for reporting to the City.
- Provide cost estimates to RWD at each milestone for reporting to the City.
- Provide Storm Drainage Report to RWD at each milestone for reporting to the City.
- Provide Construction Stormwater Pollution and Prevention Plan (SWPPP) to RWD at each milestone for reporting to the City.
- Provide special provisions to RWD in CSI format for each milestone for reporting to the City.
- Review and stamp Temporary Erosion and Sediment Control (TESC) Plan, Grading Plan, and Drainage Plan prepared by RWD.
- Fill-out and submit Construction Stormwater General Permit Notice of Intent application for Washington State Department of Ecology. Application will need to be submitted a minimum of 60 days prior to the start of construction. KPFF will prepare and submit after permit approval and as directed by RWD. Permit will be placed in the Owner's name and will require signatures prior to submittal.

**Phase 4 Electrical Engineer – Cross**

This Phase of work consists of the electrical engineering work done by Cross to provide power to all structures and electrical equipment constructed as part of this project. Design will be compliant with the Washington State Non-Residential Energy Code (WSNREC).

#### **Phase 4 Assumptions**

- All drawings will be prepared in AutoCAD, 2018 version or newer.
- City to provide 200-amp electrical service connection with Trails End Drive frontage improvements.

#### **Phase 4 Exclusions:**

Cross anticipates the following activities to be outside the normal work/scope. If requested, separate fee proposals for these items as related to Electrical can be provided.

- LEED Documentation for buildings.
- Life cycle cost analysis.
- Commissioning participation.
- BIM 3D Modeling and Conflict Resolution Coordination
- Assisting owner with grant requests related to electrical equipment.
- Transfer of red-line field record drawings to AutoCAD.
- Construction Administration.

#### **Task 4.1: Project Management**

- Cross will attend (2) online design team meetings.
- Additional design review coordination. Assumed to be via electronic correspondence with Design Team and Owner.
- Cross will provide RWD monthly billings for inclusion in RWD's invoices.

#### **Task 4.2: Plans, Specifications, and Estimate**

Cross will develop the following plans as part of this project:

- Electrical Site Plans and Details
- Electrical Floor Plans and Details
- Cross will prepare the WSNREC Lighting Energy Budget for RWD's submittal to the building department's permit review.

Plans, Specifications and estimated cost of construction related to their Work will be delivered to RWD for inclusion into the 30%, 60%, 90%, and Final Submittals.

Cross will coordinate with the Architect, HVAC and Plumbing Contractors to design electrical connections to equipment identified requiring power.

#### **Phase 4 CROSS Deliverables:**

- Prepare a new electrical service application to Puget Sound Energy (PSE) and submit via PSE new electrical services email.
- Prepare an electrical site plan with new Puget Sound Energy infrastructure and park equipment electrical connections. Equipment connections anticipated to include restroom building, picnic shelters and site lighting as requested.
- Prepare electrical floor plan drawings for picnic shelters identifying receptacle locations and quantities.
- Coordinate with prefabricated restroom building manufacturer for electrical connection requirements.
- Attend design team coordination meetings via online conference call software. Anticipate two (2) meetings.
- Prepare Division 26 specifications.
- One set of electronic PDF electrical drawings will be provided for each submittal phase (30%, 60%, 90%, and 100%) for reproduction and distribution by RWD to others for coordination and review.
- Prepare WSNREC Lighting Energy Budget for RWD's submittal to building department permit review. Dependent on final determination with owner if lighting will be required for site or picnic shelters during design.



## **Phase 5: 30% PS&E**

### **Task 5.1 – 30% Plans**

The 30% sheet set up will be minimal as key design decisions are being made. Prepare the following plan types. All plan sheets will be 22"x34", scale will be determined per sheet and will ensure clear conveyance of the overall planned design and individual details. The number of plan sheets per plan type is shown in parentheses:

- Cover Sheet (1 sheet)
- Notes and Legend Sheet (1 sheet)
- Utility Plans and Details (2 Sheets) (Costs included in Phase 3)
- Electrical Site Plans and Details (2 Sheets)(Costs included in Phase 4)
- Site Layout and Materials Plan (1 Sheet)
- Play Area and Fitness Station Plan (2 Sheets)
- Sports Court (1 Sheet)
- Pump Track (1 Sheet)
- Restroom (1 Sheet)
- Picnic Shelter (1 Sheet)
- Art and Interpretation (1 Sheet)
- Site Furnishings (1 Sheet)

### **Task 5.2 – 30% Cost Estimate**

- RWD will prepare a 30% estimate of probable costs for all project components. Cost items will be organized in cost categories suggested by CSI specification section number. The cost estimate delivered will be in PDF format. Cost estimate will contain a 20% contingency and be adjusted as warranted.

### **Task 5.3 – 30% Specifications**

- RWD will prepare a CSI specification outline including all sections applicable to the project administration, bid and project specifications.

### **Task 5.4 – 30% Design Coordination & Meetings**

- **Art & Interpretation Meeting**
  - RWD will conduct one (1) approximate one-hour meeting with Owner to coordinate the direction and details of the art and interpretive design elements for the project.
- **Client Review Meeting**
  - RWD and the design team will conduct formal review of plans with Owner. RWD requests the attendance of Owner's maintenance staff during project reviews. RWD will revise the project deliverable based on comments and input provided by the Owner. One (1) approximate one-hour meeting is assumed.

### **Task 5.5 – 30% Playground Structure, Park Amenity, Restroom, Picnic Shelter, and Pump Track Coordination**

- RWD will coordinate with selected or representative manufacturers of the playground structure, park amenities, restroom, and picnic shelter to obtain preliminary layout information, space requirements, utility needs, and integration constraints. This coordination will inform the initial site layout, grading, and utility planning.
- RWD will also coordinate preliminary electrical, water, and sewer service locations and capacities to support future restroom and shelter designs. This includes establishing stub-out locations, load assumptions, and general routing with the civil and electrical consultants.
- RWD will coordinate and review the conceptual pump-track layout, sections, surfacing details, and cost opinion prepared by American Ramp Company (ARC); reconcile them with site constraints, grading, drainage, and circulation shown on the overall site plan.
- RWD anticipates that approximately 10 hours will be required at the 30% milestone to complete these coordination efforts.

#### **Phase 5 ALL CONSULTANT Deliverables:**

- 30% Plans including civil, electrical and landscape architecture drawings (PDF and CAD Files)
- 30% Cost Estimate (PDF Format)
- 30% Coordination Meeting Notes (Word and PDF Format)
- Specification Outline

#### **Phase 5 TUMWATER Deliverables:**

- The City shall review the 30% deliverables and provide comments to RWD for implementation in the next design phase.
- The City shall provide assistance in the playground structure selection.
- The City will provide RWD with the preferred prefabricated restroom and picnic shelters.

## **Phase 6: 60% PS&E**

60% plans, specifications, and estimates will be developed in accordance with the various tasks in this phase. RWD will incorporate all city comments from previous milestones into the 60% documents.

### **Task 6.1 – 60% Plans**

The 60% sheet set up includes the following plan types. The number of plan sheets per plan type is shown in parentheses:

- Cover Sheet (1 sheet)
- Notes and Legend Sheet (1 sheet)
- Existing Conditions Plan (1 Sheet)
- Key Sheet (1 Sheet)
- Demolition and TESC Plan (1 Sheet)
- Demolition and TESC Details and Notes (1 Sheet)
- Site Layout and Materials Plans (2 +/- Sheets)
- Site Enlargement Plans (4 +/- Sheets)
- Site Details (9 +/- Sheets)
  - Site details for project improvements. Details may include, but are not limited to, surfacing, pavement, curbs, walkway and trail cross-sections, structures and walls, signage, fencing, and gates.
  - Details shall cover all main program elements including but not limited to playground, fitness area, sports courts, pump track, restroom, picnic shelter, site furnishing, and art and interpretation.
- Grading and Drainage Plans (2 Sheet)
- Grading and Drainage Enlargements (4 Sheets)
- Grading and Drainage Details (2 Sheets)
- Cross Sections (3 Sheets)
  - Trail, pump track, site plan, playground and fitness area cross-sections to clearly show critical proposed profiles and elevations on the project.
- Signage and Striping Plan and Details (2 Sheets)
- Irrigation Plan and Details (3 Sheets)
- Topsoil and Landscape Plan and Details (2 Sheets)
- Utility Plans and Details (2 Sheets)
- Electrical Site Plans and Details (2 Sheets)
- Electrical Floor Plans (2 Sheets)

### **Plan Descriptions**

These plans will build upon design decisions from the previous milestone. All plan sheets will be 22"x34", the scale for overall plan key sheets could be 1"=60' to 1"=40' while the scale for enlargements can be from 1"=20' to 1"=10'

- **Title Sheet**

- Sheet illustrating the vicinity map, location map, site address, project team, general notes, and site plan legend.
- **Index Sheet & Notes**
  - Sheet illustrating the table of contents, general notes, and abbreviations.
- **Existing Conditions**
  - Existing conditions plan from the design survey.
- **Key Sheet**
  - Prepare the site plan key map geographically defining and referencing all site plan sheets.
- **Demolition & TESC Plan**
  - Plans showing existing conditions defining site, building, structures, pavements, and utility elements to be demolished, hauled off site, abandoned in place, pulverized, and salvaged for on, or off-site use. The plan will also define clearing and grubbing limits, tree protection zones, fencing details and the type, size, and location of TESC measures consistent with jurisdictional requirements.
- **Demolition & TESC Details & Notes**
  - Site demolition and TESC details and notes.
- **Site Layout and Materials Plans**
  - Site Layout and Materials Plan defining the type, size, materials and location of proposed improvements. The horizontal definition of proposed improvements will be achieved by coordinates and vertical grades based on the datum of the design survey. Coordinates will be shown on the plan and electronic files will be given to the Contractor upon request. Plans include but are not limited to the play area, fitness stations, sport courts, park entrance, pump track, interpretive areas, and trails.
- **Site Enlargement Plans**
  - Site Enlargement Plans at 1" = 20' or 1"=10' scale to show the proposed improvements type, size, materials, location and vertical grades in more detail. Enlargements include but are not limited to the play area, fitness stations, sport courts, park entrance, pump track, interpretive areas, and trails.
    - **Play Area and Fitness Station Enlargements (2 Sheets)**  
Construction plans, elevations, sections and details for the playground and fitness station that define the type, size, material, and location. Precedent images will be provided during 30% design for discussion.
    - **Sport Court (1 Sheet)**  
Construction plans, elevations, sections, and details for the basketball and pickleball court that define the type, size, material, and location. Precedent images will be provided during 30% design for discussion.
    - **Pump Track (1 Sheet)**  
Conceptual Pump Track layout and details that define the type, size, material, and location. RWD will insert the pump-track footprint and provide key callouts on the Site Plan to include in the milestone package.

**Restroom (1 Sheet)**

Construction plans, elevations, sections, and details for the restroom that define the type, size, material, and location. Precedent images will be provided during 30% design for discussion.

▪ **Picnic Shelter (1 Sheet)**

Construction plans, elevations, sections, and details for the picnic shelters that define the type, size, material, and location. Precedent images will be provided during 30% design for discussion.

▪ **Art and Interpretation (1 Sheet)**

Construction plans, elevations, sections and details for the art and interpretation that define the type, size, material, and location. Precedent images will be provided during 30% design for discussion.

▪ **Site Furnishings (1 Sheet)**

Construction details for site furnishings defining the type, size, and location. Precedent images will be provided during 30% design for discussion.

• **Site Details**

- Site details for project improvements. Details may include but are not limited to, surfacing, pavement, curbs, walkway and trail cross-sections, structures and walls, signage, fencing, and gates. Structural calculations will be prepared where required.
- Details shall cover all main program elements including but not limited to playground, fitness area, sport courts, pump track, restroom, picnic shelter, site furnishing, and art and interpretation.

• **Grading & Drainage Plans**

- Site grading and drainage plans for the project improvements including proposed contours, spot elevations, and drainage/conveyance structures.
- The grading plan shall also be provided as a Civil 3D AutoCAD file.

• **Grading & Drainage Enlargements**

- Site grading enlargement plans at 1" = 20' or 1" = 10' scale to clearly show the proposed contours, spot elevations, and drainage/conveyance structures in more detail.

• **Cross Sections**

- Project cross sections to clearly show critical proposed profiles and elevations of the project.

• **Grading & Drainage Details**

- Site required construction details for grading and drainage that define the type, size and location of the new infrastructure.

• **Signage & Striping Plan & Details**

- Site plans and construction details for signage throughout the project. This may include, but is not limited to, identity signs, entrance signage, pedestrian directionals, and regulatory signs. Signage will be designed to meet or exceed city, county, state, and federal codes as required.

• **Irrigation Plan & Details**

- Irrigation plan and construction details illustrating location of all irrigation heads, pipe sizing, valves, backflow prevention device, controller, and all elements of a

complete automated irrigation system. RWD will work with Owner to determine preferences for irrigation materials selection.

- **Topsoil & Landscape Plan & Details**

- Area topsoil and landscape plans and construction details illustrating the location, type and size of soil, plant material, and seeding. Landscape planting will focus on the revegetation of areas disturbed by project improvements. RWD will work with Owner to determine preferences for plant material selections.

- **RWD Deliverables**

- One PDF drawing set of the design milestone that shall incorporate all subconsultant and prime consultant drawings.

#### **Task 6.2 – 60% Cost Estimate**

- RWD will prepare a detailed 60% estimate of probable costs for all project components. Cost items will be organized in cost categories suggested by CSI specification section number. Cost estimate will contain a 15% contingency to be adjusted as warranted.

#### **Task 6.3 – 60% Specifications**

- RWD will prepare draft CSI specifications for all sections applicable to the project administration, bid and project specifications.
- RWD will provide draft Division 0, 1 and 2 CSI specifications for the City to review and revise in accordance with City requirements.

#### **Task 6.4 – 60% Design Coordination & Meetings**

- **Art & Interpretation Meeting**

- RWD will conduct two (2) approximate one-hour meetings with Owner to coordinate the direction and details of the art and interpretive design elements for the project.

- **Client Review Meeting**

RWD and the design team will conduct formal review of plans with Owner. RWD requests the attendance of Owner's maintenance staff during project reviews. One (1) approximate one-hour meeting is assumed.

#### **Task 6.5 – 60% Playground Structure, Park Amenity, Restroom, Picnic Shelter, and Pump Track coordination**

- RWD will continue coordination with the playground, park amenities, restroom, and picnic shelter manufacturers to confirm selected models, dimensions, installation requirements, and product specifications. Coordination will focus on finalizing layout, grading interfaces, ADA accessibility, and surfacing requirements, as well as integrating structural and utility needs into the broader site design.
- RWD will also advance coordination of electrical, water, and sewer service routing to the restroom and picnic shelter facilities. This includes confirming utility connection points,

service sizes, and coordination with civil and electrical consultants to finalize routing, trenching impacts, and stub-out details. Plumbing fixture requirements

- RWD will coordinate and review the refined conceptual pump-track layout, sections, surfacing details, and cost opinion prepared by American Ramp Company (ARC); reconcile them with site constraints, grading, drainage, and circulation shown on the overall site plan.
- 10 hours will be required at the 60% milestone to complete these coordination efforts.

**Phase 6 ALL CONSULTANT Deliverables:**

- 60% Plans including civil, electrical and landscape architecture drawings (PDF and CAD Files)
- 60% Cost Estimate (PDF Format)
- 60% Coordination Meeting Notes (Word and PDF Format)
- Preliminary Stormwater Drainage Report and Preliminary SWPPP
- Draft CSI Specifications

**Phase 6 TUMWATER Deliverables:**

- The City shall review the 60% deliverables and provide comments to RWD for implementation in the next design phase.
- The City shall provide assistance in the playground structure selection.
- The City will provide RWD with the preferred prefabricated restroom and picnic shelters.

## **Phase 7: 90% PS&E**

90% plans, specifications, and estimates will be developed in accordance with the various tasks in this phase. RWD will incorporate all city comments from previous milestones into the 90% documents.

### **Task 7.1 – 90% Plans**

The 90% sheet set up includes the following plan types. The plan description is provided in Task 6.1. The number of plan sheets per plan type is shown in parentheses:

- Cover Sheet (1 sheet)
- Notes and Legend Sheet (1 sheet)
- Existing Conditions Plan (1 Sheet)
- Key Sheet (1 Sheet)
- Demolition and TESC Plan (1 Sheet)
- Demolition and TESC Details and Notes (1 Sheet)
- Site Layout and Materials Plans (2 +/- Sheets)
- Site Enlargement Plans (4 +/- Sheets)
- Site Details (9 +/- Sheets)
  - Site details for project improvements. Details may include, but are not limited to, surfacing, pavement, curbs, walkway and trail cross-sections, structures and walls, signage, fencing, and gates.
  - Details shall cover all main program elements including but not limited to playground, fitness area, sports courts, pump track, restroom, picnic shelter, site furnishing, and art and interpretation.
- Grading and Drainage Plans (2 Sheet)
- Grading and Drainage Enlargements (4 Sheets)
- Grading and Drainage Details (2 Sheets)
- Cross Sections (3 Sheets)
  - Trail, pump track, site plan, playground and fitness area cross-sections to clearly show critical proposed profiles and elevations on the project.
- Signage and Striping Plan and Details (2 Sheets)
- Irrigation Plan and Details (3 Sheets)
- Topsoil and Landscape Plan and Details (2 Sheets)
- Utility Plans and Details (2 Sheets)
- Electrical Site Plans and Details (2 Sheets)
- Electrical Floor Plans (2 Sheets)

### **Task 7.2 – 90% Cost Estimate**

RWD will prepare a detailed 90% estimate of probable costs for all project components. Cost items will be organized in cost categories suggested by CSI specification section number. Cost estimate will contain a 10% contingency to be adjusted as warranted.



### **Task 7.3 – 90% Specifications**

- RWD will progress the CSI specifications prepared in the 60% milestone and progress for all sections applicable to the project administration, bid and project specifications. RWD will assemble all documents into a complete project manual.

RWD will address all comments provided by the City.

### **Task 7.4 – 90% Design Coordination & Meetings**

- **Art & Interpretation Meeting**
  - RWD will conduct one (1) approximate one-hour meetings with Owner to coordinate the direction and details of the art and interpretive design elements for the project.
- **Client Review Meeting**
  - RWD and the design team will conduct formal review of plans with Owner. RWD requests the attendance of Owner's maintenance staff during project reviews. One (1) approximate one-hour meeting is assumed.

### **Task 7.5: Permitting**

- RWD will prepare and process all site and building permits associated with the park, park amenities, restrooms and picnic shelters.
- RWD will obtain all necessary structural calculations from the amenities, restroom, and picnic shelter provider required for the building permits.

### **Task 7.6: Playground Structure, Park Amenity, Restroom, Picnic Shelter Coordination, and Pump Track**

- Finalize coordination with the selected manufacturers for all playground equipment, park amenities, restrooms, and picnic shelters to ensure that installation requirements, structural anchoring, utility connections, and construction details are fully integrated into the construction documents. This includes verifying clearances, fall zones, surfacing limits, and grading transitions.
- RWD will complete coordination of all utility services to the restroom and picnic shelter, including electrical, water, and sewer. Final fixture locations, conduit routing, electrical panels, backflow prevention devices, and service sizing will be confirmed in collaboration with civil, structural, and electrical consultants. These components will be reflected in the final PS&E drawings and specifications.
- RWD will coordinate and review the concept pump-track layout, sections, surfacing details, and cost opinion prepared by American Ramp Company (ARC); reconcile them with site constraints, grading, drainage, and circulation shown on the overall site plan.
- RWD anticipates that approximately 6 hours will be required at the 90% milestone to complete these coordination efforts

**Phase 7 ALL CONSULTANT Deliverables:**

- 90% Plans including civil, electrical and landscape architecture drawings (PDF and CAD Files)
- 90% Cost Estimate (PDF Format)
- 90% Coordination Meeting Notes (Word and PDF Format)
- Final Stormwater Drainage Report and Final SWPPP
- Construction Stormwater General Permit NOI Application
- Draft CSI Specifications and Project Manual

**Phase 7 TUMWATER Deliverables:**

- The City shall review the 60% deliverables and provide comments to RWD for implementation in the next design phase.
- The City shall provide assistance in the playground structure selection.
- The City will provide RWD with the preferred prefabricated restroom and picnic shelters.

**Phase 8: 100% PS&E**

100% plans, specifications, and estimates will be developed in accordance with the various tasks in this phase. RWD will incorporate all city comments from previous milestones into the 100% documents.

**Task 8.1 – 100% Plans**

The 100% sheet set up includes the following plan types. The plan description is provided in Task 6.1. The number of plan sheets per plan type is shown in parentheses:

- Cover Sheet (1 sheet)
- Notes and Legend Sheet (1 sheet)
- Existing Conditions Plan (1 Sheet)
- Key Sheet (1 Sheet)
- Demolition and TESC Plan (1 Sheet)
- Demolition and TESC Details and Notes (1 Sheet)
- Site Layout and Materials Plans (2 +/- Sheets)
- Site Enlargement Plans (4 +/- Sheets)
- Site Details (9 +/- Sheets)
  - Site details for project improvements. Details may include, but are not limited to, surfacing, pavement, curbs, walkway and trail cross-sections, structures and walls, signage, fencing, and gates.
  - Details shall cover all main program elements including but not limited to playground, fitness area, sports courts, pump track, restroom, picnic shelter, site furnishing, and art and interpretation.
- Grading and Drainage Plans (2 Sheet)
- Grading and Drainage Enlargements (4 Sheets)

- Grading and Drainage Details (2 Sheets)
- Cross Sections (3 Sheets)
  - Trail, pump track, site plan, playground and fitness area cross-sections to clearly show critical proposed profiles and elevations on the project.
- Signage and Striping Plan and Details (2 Sheets)
- Irrigation Plan and Details (3 Sheets)
- Topsoil and Landscape Plan and Details (2 Sheets)
- Utility Plans and Details (2 Sheets)
- Electrical Site Plans and Details (2 Sheets)
- Electrical Floor Plans (2 Sheets)

#### **Task 8.2 – 100% Cost Estimate**

RWD will prepare a detailed 100% estimate of probable costs for all project components. Cost items will be organized in cost categories suggested by CSI specification section number.

#### **Task 8.3 – 100% Specifications**

- RWD will progress and assemble the project manual/specifications prepared in the 90% milestone in preparation of a complete project manual document suitable for project bid.
- RWD will address all comments provided by the City.

#### **Task 8.4 – 100% Design Coordination & Meetings**

- **Art & Interpretation Meeting**
  - RWD will conduct one (1) approximate one-hour meetings with Owner to coordinate the direction and details of the art and interpretive design elements for the project.
- **Client Review Meeting**
  - RWD and the design team will conduct formal review of plans with Owner. RWD requests the attendance of Owner's maintenance staff during project reviews.

#### **Task 8.5 - Playground Structure, Park Amenity, Restroom, Picnic Shelter Coordination, and Pump Track**

- RWD will verify that all design coordination related to the playground, park amenities, restrooms, and picnic shelter is accurately and completely reflected in the final Plans. This includes confirming all product selections, installation requirements, layout dimensions, utility connections, and structural support details are fully integrated and cross-coordinated across all relevant disciplines.
- RWD will perform a final check of electrical, water, and sewer service plans to ensure utility routing, connection points, service sizes, and component callouts are clearly documented and consistent with consultant input and manufacturer requirements. Final cut sheets and technical data will be incorporated into the specifications package as appropriate.

- RWD will coordinate and review the final conceptual pump-track layout, sections, surfacing details, and cost opinion prepared by American Ramp Company (ARC); reconcile them with site constraints, grading, drainage, and circulation shown on the overall site plan.
- RWD anticipates that approximately 6 hours will be required at the 100% milestone to complete these final coordination and documentation efforts.

**Phase 8 ALL CONSULTANT Deliverables:**

- 100% Plans including civil, electrical and landscape architecture drawings (PDF and CAD Files)
- 100% Cost Estimate (PDF Format)
- 100% Coordination Meeting Notes (Word and PDF Format)
- Final Stormwater Drainage Report and Final SWPPP
- Construction Stormwater General Permit NOI Application
- Final CSI Specifications and Project Manual

**Phase 7 TUMWATER Deliverables:**

- The City shall review the 60% deliverables and provide comments to RWD for implementation in the next design phase.
- The City shall provide assistance in the playground structure and fitness equipment selection.
- The City will provide RWD with the preferred prefabricated restroom and picnic shelters.

**Phase 9: Bidding and Construction Support Services**

The Design Team will assist with bidding services on an “as needed” basis. Tasks may include:

- Plan sheet updates.
- Specification updates
- Email correspondence with the Owner related to technical questions which don’t have plan or specification implications.
- Attendance of the pre-construction conference
- Providing responses to contractor RFIs

**Phase 9 Assumptions:**

- The Owner will not hold a pre-bid conference.
- No support will be needed in compiling the PS&E and front-end contract documents for advertisement.

- The City will compile and submit all addenda and responses to contractor bid responses to BXWA.
- No support will be needed to compile any bidding addenda for the Conformed Set.

For the purposes of this scope and fee, an estimated fee of \$5,000 has been included.

## **Phase 10: Pump Track Design – American Ramp Company (ARC)**

American Ramp Company (ARC) will provide a four-phase, concept-level pump track design at the 30%, 60%, 90%, and 100% milestones. The scope includes desktop site reconnaissance, geometric layout, preliminary grading and drainage intent, material callouts, and updated cost estimates at each phase. Each submittal includes one round of consolidated comments.

This engagement concludes with the delivery of approved conceptual design documents. Detailed engineering, permitting, and construction-phase services are expressly excluded. However, the final concept drawings will be suitable for bidding and construction by a professional pump track builder.

### **Phase 10 Assumptions:**

- Deliverables stop at concept plan. Plans will show flow arrows and approximate earthwork zones. No spot elevations, contours, or cut/fill calculations.
- ARC will illustrate where runoff goes and recommend pump track-specific drainage strategies. Hydraulic sizing and pipe/network design are by others.
- Surfacing and other materials are shown diagrammatically and will be identified by type.
- One consolidated comment cycle at each milestone. Additional review rounds or major directional changes are treated as extra services.
- Permitting and agency submittals are excluded.
- Scope includes one illustrative perspective; expanded 3-D visuals, animations, or open-house boards can be added for an extra fee.
- Schedule assumes timely feedback. Milestone dates are predicated on receiving consolidated comments within five business days; delays may shift the overall timeline.
- Digital deliverables only. Hard copies or presentation boards are not included unless specifically requested and reimbursed at cost
- No pump rack specific permits will be required.

### **Task 10.1 – 30% Concept Development**

- Attend kickoff with owner & project team to confirm goals, success criteria, budget ceiling, schedule, and data needs
- Desktop site analysis (access, slopes, drainage, spectators, utilities, tree impacts, etc.)
- Single-line layout showing track alignment, entry/exit, staging, and key supporting amenities
- Preliminary cost estimate
- Collect written comments to guide the 60 % update

### **Task 10.2 – 60% Concept Refinement**

- Refined layout and adjust geometry for ride flow, safety clearances, and spectators
- Locate primary drainage features and rough earthwork limits
- Conceptual materials/palettes (surfacing, edging, furnishings)
- Updated cost estimate
- Internal review meeting to confirm direction for 90% package

- Illustrative perspective to convey user experience

**Task 10.3 – 90% Concept Plan**

- Finalized track alignment with centerlines & key radii noted
- Preliminary grading arrows & drainage narrative (still no construction contours)
- confirm locations for utilities, spectator areas, signage, and ADA routes
- Updated Cost Estimate

**Task 10.4 – 100% Final Concept Package**

- Final concept plan & graphic set (cleaned, annotated, ready for public display)
- Final cost estimate

**ARC Deliverables:**

- 30% single-line layout
- 60% refined layout
- 90% preferred layout
- 100% final layout
- One illustrative perspective or section at 60%
- Cost Estimates at 30%, 60%, 90% and 100% milestones.
- CAD and PDF packages delivered at 100 %

*(No stamped construction drawings, permitting documents, or construction-phase services are included.)*

Figure 1: The bioretention facilities and Public Works facility parking depicted in this exhibit are outside the scope of this project.



CITY OF  
**TUMWATER**  
PARKS & RECREATION

## Preferred Master Plan

### Trails End Park Master Plan

RWD Landscape Architects  
360.456.3813



		Trails End Park Design & Bidding Services														
		Exhibit B - Project Fees														
		Project Tasks	Subtotal*	RWD								KPFF*	Sage Geotechnical*	Cross Engineers*	ARC	
				Principal/Sr. Landscape Architect		Landscape Architect		Landscape Designer		Administrator		Civil	Geotechnical	Electrical	Pump Track	
				hrs	subtotal	hrs	subtotal	hrs	subtotal	hrs	subtotal					
	Phase 1	Project Management														
1	1.1	30% Project Management	\$ 6,190.00	2	\$ 400.00	42	\$ 5,460.00		\$ -	3	\$ 330.00	\$ -	\$ -	\$ -	\$ -	\$ -
2	1.2	60% Project Management	\$ 9,050.00	2	\$ 400.00	64	\$ 8,320.00		\$ -	3	\$ 330.00	\$ -	\$ -	\$ -	\$ -	\$ -
3	1.3	90% Project Management	\$ 12,430.00	2	\$ 400.00	90	\$ 11,700.00		\$ -	3	\$ 330.00	\$ -	\$ -	\$ -	\$ -	\$ -
4	1.4	100% Project Management	\$ 4,370.00	2	\$ 400.00	28	\$ 3,640.00		\$ -	3	\$ 330.00	\$ -	\$ -	\$ -	\$ -	\$ -
5		Subtotal	\$ 32,040.00	8	\$ 1,600.00	224	\$ 29,120.00		-	12	\$ 1,320.00	-	-	-	-	-
6																
7	Phase 2	Geotech Investigation and Report (Sage)														
8	2.1	Geotechnical Investigation & Reporting	\$ 8,030.00		\$ -		\$ -		\$ -		\$ -	\$ -	\$ 8,030.00	\$ -	\$ -	\$ -
9		Subtotal	\$ 8,030.00		\$ -		\$ -		\$ -		\$ -	\$ -	\$ 8,030.00	\$ -	\$ -	\$ -
10																
11	Phase 3	Civil Engineering (KPFF)														
12	3.1	Project Management	\$ 550.00		\$ -		\$ -		\$ -		\$ -	\$ 550.00	\$ -	\$ -	\$ -	\$ -
13	3.2	30% Design	\$ 4,265.80		\$ -		\$ -		\$ -		\$ -	\$ 4,265.80	\$ -	\$ -	\$ -	\$ -
14	3.2	60% Design	\$ 5,651.80		\$ -		\$ -		\$ -		\$ -	\$ 5,651.80	\$ -	\$ -	\$ -	\$ -
15	3.2	90% Design	\$ 6,538.40		\$ -		\$ -		\$ -		\$ -	\$ 6,538.40	\$ -	\$ -	\$ -	\$ -
16	3.2	100% Design	\$ 3,006.30		\$ -		\$ -		\$ -		\$ -	\$ 3,006.30	\$ -	\$ -	\$ -	\$ -
17	3.3	Permitting	\$ 990.00		\$ -		\$ -		\$ -		\$ -	\$ 990.00	\$ -	\$ -	\$ -	\$ -
18	3.4	Bid Support	\$ 1,266.10		\$ -		\$ -		\$ -		\$ -	\$ 1,266.10	\$ -	\$ -	\$ -	\$ -
19		Subtotal	\$ 22,268.40	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 22,268.40	\$ -	\$ -	\$ -	\$ -
20																
21	Phase 4	Electrical Engineering (Cross)														
22	4.1	Project Management	\$ 660.00		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ 660.00	\$ -	\$ -
23	4.2	30% Design	\$ 1,430.00		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ 1,430.00	\$ -	\$ -
24	4.2	60% Design	\$ 1,749.00		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ 1,749.00	\$ -	\$ -
25	4.2	90% Design	\$ 2,387.00		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ 2,387.00	\$ -	\$ -
26	4.2	100% Design	\$ 1,045.00		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ 1,045.00	\$ -	\$ -
27		Subtotal	\$ 7,271.00											\$ 7,271.00		
28																
29	Phase 5	30% PS&E														
30		30% Plans														
31	5.1	Cover Sheet - 1 sheet	\$ 680.00		\$ -	2	\$ 260.00	4	\$ 420.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
32	5.1	Notes & Legend Sheet - 1 sheet	\$ 940.00		\$ -	4	\$ 520.00	4	\$ 420.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
33	5.1	Site Layout & Materials Plan - 1 sheet	\$ 2,860.00	2	\$ 400.00	6	\$ 780.00	16	\$ 1,680.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34	5.1	Play Area & Fitness Station Plan - 2 sheets	\$ 2,440.00	2	\$ 400.00	6	\$ 780.00	12	\$ 1,260.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
35	5.1	Sport Court - 1 sheets	\$ 2,440.00	2	\$ 400.00	6	\$ 780.00	12	\$ 1,260.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

		Trails End Park Design & Bidding Services													
		Exhibit B - Project Fees													
		Project Tasks	Subtotal*	RWD								KPFF*	Sage Geotechnical*	Cross Engineers*	ARC
				Principal/Sr. Landscape Architect		Landscape Architect		Landscape Designer		Administrator		Civil	Geotechnical	Electrical	Pump Track
				hrs	subtotal	hrs	subtotal	hrs	subtotal	hrs	subtotal				
36	5.1	Pump Track - 1 sheets	\$ 680.00		\$ -	2	\$ 260.00	4	\$ 420.00		\$ -	\$ -	\$ -	\$ -	\$ -
37	5.1	Restroom - 1 sheet	\$ 2,300.00		\$ -	8	\$ 1,040.00	12	\$ 1,260.00		\$ -	\$ -	\$ -	\$ -	\$ -
38	5.1	Picnic Shelter - 1 sheet	\$ 2,300.00		\$ -	8	\$ 1,040.00	12	\$ 1,260.00		\$ -	\$ -	\$ -	\$ -	\$ -
39	5.1	Site Furnishing - 1 sheet	\$ 1,880.00		\$ -	8	\$ 1,040.00	8	\$ 840.00		\$ -	\$ -	\$ -	\$ -	\$ -
40	5.1	Utility Plans & Details - 2 sheets (cost in Phase 3)	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
41	5.1	Electrical Site Plans & Details - 2 sheets (cost in Phase 4)	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
42		30% Cost Estimate					\$ -		\$ -						
43	5.2	Cost Estimate	\$ 1,980.00		\$ -	12	\$ 1,560.00	4	\$ 420.00		\$ -	\$ -	\$ -	\$ -	\$ -
44		30% Specifications					\$ -		\$ -						
45	5.3	Specification Outline	\$ 780.00		\$ -	6	\$ 780.00		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
46		30% Design Coordination & Meetings					\$ -		\$ -						
47	5.4	30% Design Coordination & Meetings	\$ 260.00		\$ -	2	\$ 260.00		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
48		30% Playground Structure, Park Amenity, Restroom and Picnic Shelter Coordination					\$ -		\$ -						
49	5.5	30% Playground Structure, Park Amenity, Restroom, Picnic Shelter, and Pump Track Coordination	\$ 1,510.00		\$ -	10	\$ 1,300.00	2	\$ 210.00		\$ -	\$ -	\$ -	\$ -	\$ -
50		30% Design Subtotal	\$ 21,050.00	6	\$ 1,200.00	80	\$ 10,400.00	90	\$ 9,450.00	-	\$ -	\$ -	\$ -	\$ -	\$ -
52															
53	Phase 6	60% PS&E													
54		60% Plans													
55	6.1	Cover Sheet - 1 sheet	\$ 235.00		\$ -	1	\$ 130.00	1	\$ 105.00		\$ -	\$ -	\$ -	\$ -	\$ -
56	6.1	Notes & Legend Sheet - 1 sheet	\$ 340.00		\$ -	1	\$ 130.00	2	\$ 210.00		\$ -	\$ -	\$ -	\$ -	\$ -
57	6.1	Existing Conditions - 1 sheet	\$ 210.00		\$ -		\$ -	2	\$ 210.00		\$ -	\$ -	\$ -	\$ -	\$ -
58	6.1	Key Sheet - 1 sheet	\$ 680.00		\$ -	2	\$ 260.00	4	\$ 420.00		\$ -	\$ -	\$ -	\$ -	\$ -
59	6.1	Demolition & TESC Plan - 1 sheets	\$ 1,880.00		\$ -	8	\$ 1,040.00	8	\$ 840.00		\$ -	\$ -	\$ -	\$ -	\$ -
60	6.1	Demolition & TESC Details & Notes - 1 sheets	\$ 1,460.00		\$ -	8	\$ 1,040.00	4	\$ 420.00		\$ -	\$ -	\$ -	\$ -	\$ -
61	6.1	Site Layout & Materials Plan - 2 sheets	\$ 3,760.00		\$ -	16	\$ 2,080.00	16	\$ 1,680.00		\$ -	\$ -	\$ -	\$ -	\$ -
62	6.1	Site Enlargement Plans - 4 sheets	\$ 2,880.00		\$ -	6	\$ 780.00	20	\$ 2,100.00		\$ -	\$ -	\$ -	\$ -	\$ -
63	6.1	Site Details - 9 sheets	\$ 4,920.00		\$ -	12	\$ 1,560.00	32	\$ 3,360.00		\$ -	\$ -	\$ -	\$ -	\$ -
64	6.1	Grading & Drainage Plan - 2 sheets	\$ 4,600.00		\$ -	16	\$ 2,080.00	24	\$ 2,520.00		\$ -	\$ -	\$ -	\$ -	\$ -
65	6.1	Grading & Drainage Enlargements - 4 sheets	\$ 4,080.00		\$ -	12	\$ 1,560.00	24	\$ 2,520.00		\$ -	\$ -	\$ -	\$ -	\$ -
66	6.1	Grading & Drainage Details - 2 sheets	\$ 2,720.00		\$ -	8	\$ 1,040.00	16	\$ 1,680.00		\$ -	\$ -	\$ -	\$ -	\$ -
67	6.1	Cross Sections - 3 sheets	\$ 2,720.00		\$ -	8	\$ 1,040.00	16	\$ 1,680.00		\$ -	\$ -	\$ -	\$ -	\$ -
68	6.1	Signage & Striping Plan & Details - 2 sheets	\$ 2,720.00		\$ -	8	\$ 1,040.00	16	\$ 1,680.00		\$ -	\$ -	\$ -	\$ -	\$ -
69	6.1	Irrigation Plan & Details - 3 sheets	\$ 4,080.00		\$ -	12	\$ 1,560.00	24	\$ 2,520.00		\$ -	\$ -	\$ -	\$ -	\$ -
70	6.1	Topsoil & Landscape Plan & Details - 2 sheets	\$ 2,300.00		\$ -	8	\$ 1,040.00	12	\$ 1,260.00		\$ -	\$ -	\$ -	\$ -	\$ -
71	6.1	Utility Plans & Details - 2 sheets (cost in Phase 3)	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -

		Trails End Park Design & Bidding Services													
		Exhibit B - Project Fees													
		Project Tasks	Subtotal*	RWD								KPFF*	Sage Geotechnical*	Cross Engineers*	ARC
				Principal/Sr. Landscape Architect		Landscape Architect		Landscape Designer		Administrator		Civil	Geotechnical	Electrical	Pump Track
				hrs	subtotal	hrs	subtotal	hrs	subtotal	hrs	subtotal				
72	6.1	Electrical Plans & Details - 4 sheets (cost in Phase 4)	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
73		60% Cost Estimate													
74	6.2	Cost Estimate	\$ 1,760.00	2	\$ 400.00	4	\$ 520.00	8	\$ 840.00		\$ -	\$ -	\$ -	\$ -	\$ -
75		60% Specifications													
76	6.3	Draft Specifications	\$ 2,480.00	2	\$ 400.00	16	\$ 2,080.00		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
77		60% Design Coordination & Meetings					\$ -		\$ -						
78	6.4	60% Design Coordination & Meetings	\$ 390.00		\$ -	3	\$ 390.00		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
79		60% Playground Structure, Park Amenity, Restroom and Picnic Shelter Coordination					\$ -		\$ -						
80	6.5	60% Playground Structure, Park Amenity, Restroom, Picnic Shelter, and Pump Track Coordination	\$ 1,250.00		\$ -	8	\$ 1,040.00	2	\$ 210.00		\$ -	\$ -	\$ -	\$ -	\$ -
81		60% Design Subtotal	\$ 45,465.00	4	\$ 800.00	157	\$ 20,410.00	231	\$ 24,255.00	-	\$ -	\$ -	\$ -	\$ -	\$ -
83															
84	Phase 7	90% PS&E													
85		90% Plans													
86	7.1	Cover Sheet - 1 sheet	\$ 235.00		\$ -	1	\$ 130.00	1	\$ 105.00		\$ -	\$ -	\$ -	\$ -	\$ -
87	7.1	Notes & Legend Sheet - 1 sheet	\$ 235.00		\$ -	1	\$ 130.00	1	\$ 105.00		\$ -	\$ -	\$ -	\$ -	\$ -
88	7.1	Existing Conditions - 1 sheet	\$ 235.00		\$ -	1	\$ 130.00	1	\$ 105.00		\$ -	\$ -	\$ -	\$ -	\$ -
89	7.1	Key Sheet - 1 sheet	\$ 470.00		\$ -	2	\$ 260.00	2	\$ 210.00		\$ -	\$ -	\$ -	\$ -	\$ -
90	7.1	Demolition & TESC Plan - 1 sheets	\$ 1,360.00		\$ -	4	\$ 520.00	8	\$ 840.00		\$ -	\$ -	\$ -	\$ -	\$ -
91	7.1	Demolition & TESC Details & Notes - 1 sheets	\$ 990.00		\$ -	6	\$ 780.00	2	\$ 210.00		\$ -	\$ -	\$ -	\$ -	\$ -
92	7.1	Site Layout & Materials Plan - 2 sheets	\$ 3,300.00		\$ -	6	\$ 780.00	24	\$ 2,520.00		\$ -	\$ -	\$ -	\$ -	\$ -
93	7.1	Site Enlargement Plans - 4 sheets	\$ 2,880.00		\$ -	6	\$ 780.00	20	\$ 2,100.00		\$ -	\$ -	\$ -	\$ -	\$ -
94	7.1	Site Details - 9 sheets	\$ 2,620.00		\$ -	4	\$ 520.00	20	\$ 2,100.00		\$ -	\$ -	\$ -	\$ -	\$ -
95	7.1	Grading & Drainage Plan - 2 sheets	\$ 3,560.00		\$ -	8	\$ 1,040.00	24	\$ 2,520.00		\$ -	\$ -	\$ -	\$ -	\$ -
96	7.1	Grading & Drainage Enlargements - 4 sheets	\$ 3,560.00		\$ -	8	\$ 1,040.00	24	\$ 2,520.00		\$ -	\$ -	\$ -	\$ -	\$ -
97	7.1	Grading & Drainage Details - 2 sheets	\$ 1,520.00		\$ -	2	\$ 260.00	12	\$ 1,260.00		\$ -	\$ -	\$ -	\$ -	\$ -
98	7.1	Cross Sections - 3 sheets	\$ 1,520.00		\$ -	2	\$ 260.00	12	\$ 1,260.00		\$ -	\$ -	\$ -	\$ -	\$ -
99	7.1	Signage & Striping Plan & Details - 2 sheets	\$ 1,620.00		\$ -	6	\$ 780.00	8	\$ 840.00		\$ -	\$ -	\$ -	\$ -	\$ -
100	7.1	Irrigation Plan & Details - 3 sheets	\$ 2,200.00		\$ -	4	\$ 520.00	16	\$ 1,680.00		\$ -	\$ -	\$ -	\$ -	\$ -
101	7.1	Topsoil & Landscape Plan & Details - 2 sheets	\$ 1,360.00		\$ -	4	\$ 520.00	8	\$ 840.00		\$ -	\$ -	\$ -	\$ -	\$ -
102	7.1	Utility Plans & Details - 2 sheets (cost in Phase 3)													
103	7.1	Electrical Plans & Details - 4 sheets (cost in Phase 4)													
104		90% Cost Estimate													
105	7.2	Cost Estimate	\$ 2,920.00		\$ -	16	\$ 2,080.00	8	\$ 840.00		\$ -	\$ -	\$ -	\$ -	\$ -
106		90% Specifications													
107	7.3	Specifications/Project Manual	\$ 3,280.00		\$ -	12	\$ 1,560.00	8	\$ 840.00	8	\$ 880.00	\$ -	\$ -	\$ -	\$ -

		Trails End Park Design & Bidding Services													
		Exhibit B - Project Fees													
		Project Tasks	Subtotal*	RWD								KPFF*	Sage Geotechnical*	Cross Engineers*	ARC
				Principal/Sr. Landscape Architect		Landscape Architect		Landscape Designer		Administrator		Civil	Geotechnical	Electrical	Pump Track
				hrs	subtotal	hrs	subtotal	hrs	subtotal	hrs	subtotal				
108		90% Design Coordination & Meetings					\$ -		\$ -						
109	7.4	90% Design Coordination & Meetings	\$ 260.00		\$ -	2	\$ 260.00		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
110		Permitting													
111	7.5	Permitting	\$ 8,120.00	2	\$ 400.00	40	\$ 5,200.00	24	\$ 2,520.00		\$ -	\$ -	\$ -	\$ -	\$ -
112		90% Playground Structure, Park Amenity, Restroom and Picnic Shelter Coordination					\$ -		\$ -						
113	7.6	90% Playground Structure, Park Amenity, Restroom, Picnic Shelter, and Pump Track Coordination	\$ 730.00		\$ -	4	\$ 520.00	2	\$ 210.00		\$ -	\$ -	\$ -	\$ -	\$ -
114		90% Design Subtotal	\$ 42,975.00	2	\$ 400.00	139	\$ 18,070.00	225	\$ 23,625.00	8	\$ 880.00	\$ -	\$ -	\$ -	\$ -
116															
117	Phase 8	100% PS&E													
118		100% Plans													
119	8.1	Cover Sheet - 1 sheet	\$ 105.00		\$ -		\$ -	1	\$ 105.00		\$ -	\$ -	\$ -	\$ -	\$ -
120	8.1	Notes & Legend Sheet - 1 sheet	\$ 340.00		\$ -	1	\$ 130.00	2	\$ 210.00		\$ -	\$ -	\$ -	\$ -	\$ -
121	8.1	Existing Conditions - 1 sheet	\$ 235.00		\$ -	1	\$ 130.00	1	\$ 105.00		\$ -	\$ -	\$ -	\$ -	\$ -
122	8.1	Key Sheet - 1 sheet	\$ 235.00		\$ -	1	\$ 130.00	1	\$ 105.00		\$ -	\$ -	\$ -	\$ -	\$ -
123	8.1	Demolition & TESC Plan - 1 sheets	\$ 680.00		\$ -	2	\$ 260.00	4	\$ 420.00		\$ -	\$ -	\$ -	\$ -	\$ -
124	8.1	Demolition & TESC Details & Notes - 1 sheets	\$ 680.00		\$ -	2	\$ 260.00	4	\$ 420.00		\$ -	\$ -	\$ -	\$ -	\$ -
125	8.1	Site Layout & Materials Plan - 2 sheets	\$ 1,520.00		\$ -	2	\$ 260.00	12	\$ 1,260.00		\$ -	\$ -	\$ -	\$ -	\$ -
126	8.1	Site Enlargement Plans - 4 sheets	\$ 1,100.00		\$ -	2	\$ 260.00	8	\$ 840.00		\$ -	\$ -	\$ -	\$ -	\$ -
127	8.1	Site Details - 9 sheets	\$ 2,200.00		\$ -	4	\$ 520.00	16	\$ 1,680.00		\$ -	\$ -	\$ -	\$ -	\$ -
128	8.1	Grading & Drainage Plan - 2 sheets	\$ 1,780.00		\$ -	4	\$ 520.00	12	\$ 1,260.00		\$ -	\$ -	\$ -	\$ -	\$ -
129	8.1	Grading & Drainage Enlargements - 4 sheets	\$ 1,780.00		\$ -	4	\$ 520.00	12	\$ 1,260.00		\$ -	\$ -	\$ -	\$ -	\$ -
130	8.1	Grading & Drainage Details - 2 sheets	\$ 1,100.00		\$ -	2	\$ 260.00	8	\$ 840.00		\$ -	\$ -	\$ -	\$ -	\$ -
131	8.1	Cross Sections - 3 sheets	\$ 1,100.00		\$ -	2	\$ 260.00	8	\$ 840.00		\$ -	\$ -	\$ -	\$ -	\$ -
132	8.1	Signage & Striping Plan & Details - 2 sheets	\$ 1,100.00		\$ -	2	\$ 260.00	8	\$ 840.00		\$ -	\$ -	\$ -	\$ -	\$ -
133	8.1	Irrigation Plan & Details - 3 sheets	\$ 1,520.00		\$ -	2	\$ 260.00	12	\$ 1,260.00		\$ -	\$ -	\$ -	\$ -	\$ -
134	8.1	Topsoil & Landscape Plan & Details - 2 sheets	\$ 1,100.00		\$ -	2	\$ 260.00	8	\$ 840.00		\$ -	\$ -	\$ -	\$ -	\$ -
135	8.1	Utility Plans & Details - 2 sheets (cost in Phase 3)													
136	8.1	Electrical Plans & Details - 4 sheets (cost in Phase 4)													
137		100% Cost Estimate													
138	8.2	Cost Estimate	\$ 1,340.00	2	\$ 400.00	4	\$ 520.00	4	\$ 420.00		\$ -	\$ -	\$ -	\$ -	\$ -
139		100% Specifications													
140	8.3	Specifications/Project Manual	\$ 3,560.00		\$ -	24	\$ 3,120.00		\$ -	4	\$ 440.00	\$ -	\$ -	\$ -	\$ -
141		90% Design Coordination & Meetings					\$ -		\$ -						
142	8.4	90% Design Coordination & Meetings	\$ 390.00		\$ -	3	\$ 390.00		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -

		Trails End Park Design & Bidding Services													
		Exhibit B - Project Fees													
		Project Tasks	Subtotal*	RWD								KPFF*	Sage Geotechnical*	Cross Engineers*	ARC
				Principal/Sr. Landscape Architect		Landscape Architect		Landscape Designer		Administrator		Civil	Geotechnical	Electrical	Pump Track
				hrs	subtotal	hrs	subtotal	hrs	subtotal	hrs	subtotal				
143		100% Playground Structure, Park Amenity, Restroom and Picnic Shelter Coordination					\$ -		\$ -						
144	8.6	100% Playground Structure, Park Amenity, Restroom, Picnic Shelter, and Pump Track Coordination	\$ 730.00		\$ -	4	\$ 520.00	2	\$ 210.00		\$ -	\$ -	\$ -	\$ -	\$ -
145		100% Design Subtotal	\$ 22,595.00	2	\$ 400.00	68	\$ 8,840.00	123	\$ 12,915.00	4	\$ 440.00	\$ -	\$ -	\$ -	\$ -
147	Phase 9														
148		Bidding & Construction Support Services													
149		Bidding Support - RWD (KPFF cost in Task 3)	\$ 5,000.00		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
150		Bidding Service Subtotal	\$ 5,000.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -
151															
152	Phase 10	Pump Track Design													
153	10.1	30% Design	\$ 2,090.00		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ 2,090.00
154	10.2	60% Design	\$ 3,657.50		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ 3,657.50
155	10.3	90% Design	\$ 2,612.50		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ 2,612.50
156	10.4	100% Design	\$ 2,090.00		\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ 2,090.00
157		Subtotal	\$ 10,450.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ 10,450.00
158															
159		Professional Services Subtotal	\$ 217,144.40	22	\$ 4,400.00	668	\$ 86,840.00	669	\$ 70,245.00	24	\$ 2,640.00	\$ 22,268.40	\$ 8,030.00	\$ 7,271.00	\$ 10,450.00
160		Reimbursable Direct Expenses	\$ 1,000.00												
161		Professional Services Total	\$ 218,144.40												
162		Management Reserve (not included in total budget)	\$ 30,000.00												
163		Professional Services as % of Project Budget	5%												

## Exhibit C: Schedule of Pay Rates

### Trails End Park

Published: 8/4/2025

RWD Landscape Architects (Prime Consultant)	
Labor Classification	Pay Rate
Senior Landscape Architect	\$200.00
Landscape Architect/ PM	\$130.00
Landscape Designer	\$105.00
Office Manager	\$110.00
KPFF Engineering (Civil Engineering Subconsultant)	
Labor Classification	Pay Rate
Associate Engineer	\$211.00
Project Manager	\$172.00
Project Engineering	\$133.00
Project Cost Accountant	\$133.00
Admin	\$104.00
Cross Engineers (Electrical Engineering Subconsultant)	
Labor Classification	Pay Rate
Engineer I (PE)	\$175.00
Engineer/Designer	\$157.00
CAD Drafter	\$105.00
Administrator	\$95.00
Sage Geotechnical (Geotechnical Subconsultant)	
Labor Classification	Pay Rate
Principal Engineer	\$204.33
Senior Engineer	\$168.28
Assistant Project Manager	\$132.20
Staff Engineer	\$100.00
Technician	\$80.00
American Ramp Company (Pump Track Subconsultant)	
Labor Classification	Billing Rate
Project Manager	\$180.00
Lead Designer	\$144.00
CADD Drafter	\$108.00
Design Coordinator	\$84.00