

Agreement No. PDB01-23

Phase 1 Amendment to the Progressive Design-Build Contract for the Arlington Operation Center Redevelopment Project

This Amendment to the Progressive Design-Build Contract (“Phase 1 Amendment”) is entered into as of the date of the last party to sign, between Snohomish County (“County”) and Cornerstone General Contractors, Inc. (“Design-Builder” or “DB”) and amends the Progressive Design-Build Contract for Arlington Operations Center Redevelopment Project between County and Design-Builder dated December 13, 2023 (“Original Agreement”).

The Original Agreement is amended as follows:

1. Section 8.2 is amended as follows:

8.2 Phase 1 Payments. Phase 1 Services shall be paid by County based on the not-to-exceed Phase 1 Price at the all-inclusive billing rates and labor categories set forth in the Phase 1 Amendment, respectively. No markups beyond those included in the Phase 1 Amendment shall be added to billings from any subconsultant or subcontractors for Phase 1 services. All-inclusive billing rates and labor categories shall not be subject to any overtime pay obligations incurred by Design-Builder nor any rate increases during Phase 1.

Allowance Items referenced in Exhibits I and J shall be subject to the all-inclusive billing rates and labor categories set forth in the Phase 1 Amendment. All Allowance Items in Phase 1 shall be subject to the requirements and conditions provided in Section 7.8 of the Original Agreement.

2. **Exhibit I, Phase I Scope of Work**, attached hereto and by this reference made part of the Original Agreement.
3. **Exhibit J, Phase 1 Budget**, attached hereto and by this reference made part of the Original Agreement.

The Design-Builder’s Phase 1 price for the work authorized in this Phase 1 Amendment shall not exceed \$3,195,544.00.

Except as expressly provided in this Phase 1 Amendment, all terms and conditions of the Original Agreement, shall remain in full force and effect.

SNOHOMISH COUNTY:

**CORNERSTONE GENERAL
CONTRACTORS, INC.**

Samuel Comer Digitally signed by Samuel Comer
Date: 2024.07.30 13:35:05 -07'00'

Title: County Executive Ken Klein
Executive Director

Title: Vice President

Approved as to form only:

Approved as to form only:

Downs, Lyndsey Digitally signed by Downs,
Lyndsey
Date: 2024.07.24 09:14:09 -07'00'

Michael P. Grace Digitally signed by Michael P.
Grace
Date: 2024.07.25 13:37:23 -07'00'

Deputy Prosecuting Attorney Date

Legal Counsel to the Contractor Date

Exhibit I Phase 1 Scope of Work

The purpose of this document is to establish the scope of work included in the Phase 1 Amendment for the Arlington Operations Center (AOC) project. This proposal aligns with the terms outlined in the contract and serves as the foundation for the Phase 1 scope of work. This Scope of Work outlines a comprehensive scope of tasks, a schedule, and the anticipated team structure comprising Cornerstone staff, subconsultants, subject matter experts, and other key contributors.

SCHEDULE

The project schedule is designed to ensure that current operations are not disrupted during the construction of the Arlington Operations Center. The Phase 1 design period, informed by the pull planning meeting on July 3, 2024, outlines a clear path to meet the county process timelines and achieve the project goals efficiently. Please refer to the attached milestone schedule (Attachment A) for specific dates. Notably, anticipating Phase 1 NTP on August 19, 2024 with completion of the design phase on July 29, 2025.

Key Strategies:

- **Design and Construction:** The project follows a phased approach, with Phase 1 focusing on comprehensive design and planning. This includes detailed development of architectural, structural, site and MEP (mechanical, plumbing, and electrical) systems to ensure all aspects are meticulously coordinated.
- **Continuous Operations:** During Phase 1 design and construction activities will be scheduled to minimize disruption to ongoing operations. This includes planning for any required temporary facilities and phased construction activities.
- **Targeted Substantial Completion:** The project aims for substantial completion by August 20, 2026. Key milestones to reach this goal include the completion of the new administration building, implementation of stormwater management improvements, and development of the Granite Falls satellite site.

GENERAL TASKS

Design-Builder shall perform the following tasks during Phase 1 to produce 100% Design deliverables and Phase 2 proposal. This detailed listing attempts to cover all tasks, though there will undoubtedly be other activities necessary as information is obtained throughout the phase.

Initial Design/Schematics:

- Develop initial design schematics incorporating civil, architectural, and tectonic elements based on the accepted project definition requirements.
- Refine necessary conceptual and narrative documents to communicate the site analysis and initial programming.

Master Site Development Plan:

- Develop a comprehensive Master Site Development Plan for the entire 17.5 acres of the site, aiding the permitting process and informing Authorities Having Jurisdiction (AHJ).

Continuous Operations Plan:

- Formulate a Continuous Operations Plan detailing physical space moves, improvements, enabling projects, and coordination tasks to minimize disruption to County operations.

Budget and Cost Activities:

- Lead the Project Team in setting target costs and evaluate design options against target values.
- Perform full continuous project estimating activities.
- Perform continuous analysis of design options and alternatives to optimize program and budget.

Constructability Activities:

- Perform continuous constructability analysis to ensure most efficient design.

Design Decision Log:

- Maintain a detailed log of all design decisions, documenting corresponding costs and the evolution of design items.

Risk Review/Tracking:

- Identify, Track and Create Mitigation plans for project risks.

Preliminary Design Submissions:

- Collaborate with the County to submit and review Preliminary Design Submissions, ensuring they align with the Project Goals and evolve into Final Design Documents.
- Develop a Design Quality Management Plan (DQMP) outlining responsibilities and procedures to meet project requirements and ensure design quality.

Final Design Documents:

- Advance design and fully permit all site developments, buildings, facilities, and necessary utilities. Prepare detailed construction documents in compliance with applicable codes and regulations.
- Use performance specifications for certain scopes of work, ensuring compliance with AHJ requirements.
- Include comprehensive documentation such as concept character, site photos, site plans, massing plans, elevations, floor plans, landscape plans, renderings, and vehicular turning templates in the final package.

Permitting:

- Develop a detailed Permitting Plan outlining processes for obtaining building and site development permits. Engage with AHJs early to streamline reviews and approvals.

Guaranteed Maximum Price (GMP) Development:

- Continuously develop and validate cost estimates, allowances, contingencies, and pricing models throughout Phase 1.
- Prepare a detailed Schedule of Values reflecting all project scopes, phases, and costs.
- Near the conclusion of Phase 1, provide a draft GMP/Phase 2 Proposal including pricing, cost validation, assumptions, safety plans, inclusion plans, and contractually required documentation.

Procurement:

- Develop and implement a comprehensive procurement plan to identify, engage, and manage subcontractors, vendors, and suppliers.
- Ensure procurement processes align with project timelines, budget constraints, and quality standards.
- Incorporate diverse business inclusion strategies into the procurement plan, promoting engagement with local and diverse businesses. (Attachment B)

Project Schedule:

- Maintain and update a Master Project Schedule, ensuring it reflects all tasks required to complete the project scope. Include logical ties, sequence of work, and critical path activities.

Final Deliverables:

- Develop and maintain a complete set of construction documents, ensuring compliance with all codes and regulations.
- Create a Project Manual including drawings, as-builts, and specifications for all project improvements.
- Plan for commissioning, testing, and project closeout activities, ensuring a smooth transition to operations.

Design Allowances:

- Design-Builder will include design allowances for the following services should they be required as the design progresses. These allowances are based on our experience with similar projects and the potential need for additional efforts to address specific challenges or requests. The services covered by these allowances include, but are not limited to:
 - Additional coordination for specific site elements
 - Additional subconsultant coordination support during design (e.g., Value Engineering and constructability reviews)
 - Additional subconsultant coordination during procurement
 - Services related to unanticipated jurisdictional requests

These allowances ensure that we can effectively respond to any unforeseen requirements that may arise, providing flexibility to accommodate necessary adjustments without compromising the project's timeline or budget.

- Design-Builder will include design allowances related to possible geotechnical, environmental and survey scopes.
- Design-Builder and County will work together to review the Allowance Items and Allowance Values based on design information then-available to determine that the Allowance Values constitute reasonable estimates for the Allowance Items. Nothing herein is intended in any way to constitute a guarantee by Design-Builder that the Allowance Item in question can be performed for the Allowance Value.
- No Work shall be performed on any Allowance Item without Design-Builder first obtaining in writing advanced authorization to proceed from County. County agrees that if Design Builder is not provided written authorization to proceed by the date set forth in the Project Schedule approved with the GMP Amendment, due to no fault of Design-Builder, Design-Builder may be entitled to an adjustment of the Contract Time(s) and Contract Price.
- The Allowance Value includes the direct cost of labor, materials, equipment, transportation, taxes, and insurance associated with the applicable Allowance Item.
- Whenever the actual cost for an Allowance Item is more than or less than the stated Allowance Value, the Design-Builder shall report such difference to County so that County can maintain a running tally of Allowance Item costs against Allowance Values. Prior to final payment, the Contract Price shall be adjusted accordingly by Change Order, subject to Section 7.8.4. The amount of the Change Order shall reflect the difference between actual costs incurred by Design-Builder for all Allowance Items and the total Allowance Value.

ATTACHMENTS

Attachment A: Milestone Schedule dated July 8, 2024

Attachment B: Phase 1 Diverse Business Inclusion Plan

**Exhibit J
Phase 1 Budget**

PHASE 1 DESIGN BUDGET

Design-Builder shall perform Phase 1 design development for the primary operations site and the Granite Falls support site according to the following budget.

Item	Total Proposal	Primary Site	Granite Falls Site
Cornerstone General Contractors, Inc.	\$ 428,986	\$ 386,087	\$ 42,899
Dykeman Architects & Subconsultants	\$ 2,650,760	\$ 2,524,006	\$ 133,842
Subtotal	\$ 3,079,746	\$ 2,904,309	\$ 175,437
Design Builder Fee – 3.76%	\$ 115,798	\$ 109,202	\$ 6,596
Total	\$ 3,195,544	\$ 3,013,511	\$ 182,033

DESIGN PARTNER & SUBCONSULTANTS

Design-Builder shall provide Phase 1 design services using subconsultants, and subject matter experts (SMEs) from the validation phase, chosen for their expertise, sustainable strategies, site investigations, and risk assessment. These professionals bring a wealth of experience to ensure a rigorous validation process aligning with the County's objectives. Cornerstone is confident that this specialized team will elevate the project to meet and exceed expectations.

SCOPE	DESIGN PARTNER / SUBCONSULTANTS	PERSONNEL	PHASE 1 AMOUNT
Primary Design Partner	Dykeman Architects		
Architectural	Dykeman Architects	Tim Jewett, Trish Sherman, Tom Hudson	\$ 1,381,452
Structural	Reid Middleton	Paul Crocker	\$ 56,000
Civil	Reid Middleton	Mark Davis	\$ 228,301
Mechanical	Hargis	Brian Cawley	\$ 219,020
Electrical	Hargis	Brendon Inman	\$ 200,550
Facility Planning	Facility Planning Solutions	Chris Matthews	\$ 49,280
Landscape	Fora	Andy Rasmussen	\$ 81,000
Acoustical	Stantec	Tara Damschen	\$ 13,312
LEED	O'Brien360	Michelle Bombeck	\$ 57,510
Land Use	Shockey Planning Group	Camie Anderson	\$ 54,835
Traffic Analysis	Transpo Group	Mike Swenson	\$ 21,500
Design Allowances*	TBD	TBD	
Special retaining wall or foundation design, unique architectural elements			\$ 41,800 (allowance)
Additional permitting/jurisdictional/certification requirements			\$ 14,300 (allowance)
Additional support related to value engineering, constructability review			\$ 33,000 (allowance)
Additional support related to coordination of incremental procurement			\$ 44,000 (allowance)
Additional support related to PDB delivery			\$ 61,600 (allowance)
TOTAL PRIMARY DESIGN PARTNER (DYKEMAN)			\$ 2,557,460
Environmental	TRC	Jerry Boyd	\$ 20,000 (allowance)
Geotech	AESI	Kurt Merriman	\$ 15,000 (allowance)
Surveyor	SAM / Axis	Bruce Bailey	\$ 15,000 (allowance)
Envelope	BEE	Chad Smith	\$ 43,300
TOTAL DESIGN PARTNER & SUBCONSULTANTS			\$ 2,650,760

Project Definition Duration:

Start	Finish	# of Mos	# of Wks
08/19/24	07/29/25	11.30	48.97

Description	Cumulative Hours	Sam Comer (DB Project Manager)	Max Anderson (Senior Estimator)	Estimator	Marcus Comer (Project Manager)	Kurt Belanger (Superintendent)	Vicki Puckett (DEIO Director)	Melissa Castor (Safety Director)	Reimbursable Expenses	Total
Project Definition										
Weekly Team Meetings (3 hrs/mtg & prep)	294	147	37		37	37	37			\$ 38,772
AHJ Meetings and Discussions	48	16			16	16	16			\$ 6,130
Other Meetings (Community, board mtgs, ect...)	72	16	8		16	16	16			\$ 8,927
Site Investigations & As-Built Verifications	96	16			40	40	40	24	\$ 10,000	\$ 21,869
Prepare Draft Safety Plan	80	8			24	24	24			\$ 10,090
Continuous Operations Planning	160	40			40	80	80			\$ 20,160
Site Logistics and Planning	160	40			40	80	80			\$ 20,160
Scheduling	160	80			40	40	40			\$ 21,082
30% Estimating (Estimate, Reconciliation, Budget Options)	272	40	80	120	24	8	8		\$ 2,500	\$ 33,339
60% Estimating (Estimate, Reconciliation, Budget Options)	272	40	80	120	24	8	8		\$ 2,500	\$ 33,339
90% Estimating Estimate, Reconciliation, Budget Options)	272	40	80	120	24	8	8		\$ 2,500	\$ 33,339
GMP Estimating (Estimate, Reconciliation, Budget Options)	272	40	80	120	24	8	8		\$ 2,500	\$ 33,339
TVD Cost Studies & Evaluations	320	80	120	120						\$ 38,067
Design & Constructability Reviews	336	80	80		80	80		16		\$ 43,331
Subcontractor Outreach and Procurement	248	80	24		80	24	40			\$ 31,399
Develop & Implement Long Lead Procure Strategy	80	16	40	24						\$ 9,724
Diverse Business Outreach & Plan	80	8	8	8	8	8	40		\$ 5,000	\$ 14,191
BIM Design Phase	64	8	8	40	8	8			\$ 5,000	\$ 11,728
GMP Development	200	80	40	40	24	8	8			\$ 25,043
Total Hours	3,286	795	645	672	525	477	133	40		
Hourly Rate		\$ 143.95	\$ 131.88	\$ 89.38	\$ 118.24	\$ 120.91	\$ 108.91	\$ 133.27		
Total Amount		114,426	85,026	60,063	62,043	57,641	14,455	5,331	\$ 30,000	\$ 428,986
Primary Site		97,262	72,272	51,054	52,737	48,995	12,287	4,531	25,500	364,638
Granite Falls Site		\$ 17,164	\$ 12,754	\$ 9,010	\$ 9,307	\$ 8,646	\$ 2,168	\$ 800	\$ 4,500	\$ 64,348

The reimbursable budget is intended to capture the costs of site investigations, reproduction services for drawings and specifications (including postage and handling when required), plan hosting fees, travel expenses (mileage), miscellaneous permit fees, and similar authorized project-related expenses.



Description	Cumulative Hours	Trish Sherman (Design Manager)	Tim Jewett (PIC)	Project Architect	Design Staff	Interior Designer	Graphic Designer	Specifications	Reimbursable Expenses	Total
Phase 1 Design										
30% Design	2,600	285	70	435	1,500	140	70	100		\$ 450,484
60% Design	2,600	285	70	435	1,500	140	70	100		\$ 450,484
100% Design	2,600	285	70	435	1,500	140	70	100		\$ 450,484
	-								\$ 30,000	\$ 30,000
	-									\$ -
Total Hours	7,800	855	210	1,305	4,500	420	210	300		
Hourly Rate		\$ 224.34	\$ 274.34	\$ 204.34	\$ 146.84	\$ 209.34	\$ 149.34	\$ 184.34		
Total Amount		\$191,811	\$ 57,611	\$266,664	\$660,780	\$ 87,923	\$ 31,361	\$ 55,302	\$ 30,000	\$ 1,381,452
Arlington Site		\$182,220	\$ 54,731	\$253,331	\$627,741	\$ 83,527	\$ 29,793	\$ 52,537	\$ 28,500	\$ 1,312,379
Granite Falls Site		\$ 9,591	\$ 2,881	\$ 13,333	\$ 33,039	\$ 4,396	\$ 1,568	\$ 2,765	\$ 1,500	\$ 69,073

The reimbursable budget is intended to capture the costs of reproduction services for drawings and specifications (including postage and handling when required), renderings (including mounting and special preparation), travel expenses (mileage), miscellaneous permit fees, and similar authorized project-related expenses.

ReidMiddleton

Estimate of Professional Services

Arlington Ops Center Phase 1 - Structural
 Basic Services
 Snohomish County
 212023.913.002
 H:\12023\21009 Dykeman_Arlington Ops Center\Contract\Phase 1 Fee Proposal\6-26-24 Fee Breakdown\Arlington Ops Phase 1 FeeEst-Structural-6-26-24.xlsx\Std Rates

BY: CMH
 DATE: 6/27/2024
 Chkd by: kab 6/27/24

728 134th Street SW
 Everett, WA 98204
 (425) 741-3800
 (425) 741

Task No.	Description	Hourly Rate	Principal Engineer	Principal Engineer	Associate Engineer	Senior Designer	Senior Engineer	Project Engineer	Design Engineer	Design Technician	Project Administrator	Technical Writer II	Principal Surveyor	Survey Technician	Total Labor hours	Total Earnings	Mileage	Travel & Misc. Cost	Subcontract Cost	Total Reimb.	Number of Trips and Migs
003 Schematic Design																					
00301	Assist in Schedule Development														0	0				0	0
00302	Attend Design Coord. Meetings														1	920				0	920
00303	Establish SE Design Criteria														3	578				0	578
00304	Review Geotechnical Criteria														14	2,962				0	2,962
00305	Develop Schematic SE Design														16	2,768				0	2,768
00306	Develop Schematic SE Design														16	2,768				0	2,768
00307	Utility Framing														9	1,622				0	1,622
00308	Lateral Framing														0	-36				0	-36
00309	Structural Calculations														0	0				0	0
00310	Fee adjustment to match original														0	0				0	0
Hr Subtotal Task 003															79	14,500				0	14,500
PA USE ONLY															79	14,500				0	14,500
004 Design Development																					
00401	Attend Design Coord. Meetings														4	920				0	920
00402	Prepare DD Documents														5	1,140				0	1,140
00403	Design/Calculates for Typ. Elements														14	2,948				0	2,948
00404	Foundation Plans														16	2,768				0	2,768
00405	Foundation Plans														14	2,420				0	2,420
00406	Lateral Framing Elevations														14	2,420				0	2,420
00407	Typical Detail Sheets														14	2,420				0	2,420
00408	Outline Specifications														6	1,112				0	1,112
00409	Identify PreEngineered Items														2	404				0	404
00410															0	0				0	0
Hr Subtotal Task 004															81	16,500				0	16,500
PA USE ONLY															81	16,500				0	16,500
005 Construction Documents																					
00501	Attend Design Coord. Meetings														4	690				0	690
00502	Prepare CD Documents														4	1,370				0	1,370
00503	Prepare CD SSE Elements														2	404				0	404
00504	Specify SSE Element Criteria														3	578				0	578
00505	General Notes														9	1,558				0	1,558
00506	Foundation Plans														18	3,116				0	3,116
00507	Foundation Plans														18	3,116				0	3,116
00508	Lateral Framing Elevations														14	2,420				0	2,420
00510	Sections														12	1,960				0	1,960
00511	Details														24	3,964				0	3,964
00512	Prepare Technical Specifications														1	230				0	230
00518	Finalize Structural Calculations														13	2,318				0	2,318
00520	Testing/Inspection Reqrmts.														1	174				0	174
00521	Building Permit Review Comments														5	926				0	926
00523	Building Permit Review Comments														3	578				0	578
00524	Revise Calculations														8	1,340				0	1,340
00525	Revise and Resubmit Drawings														3	578				0	578
Hr Subtotal Task 005															141	25,000				0	25,000
PA USE ONLY															141	25,000				0	25,000
007 Construction Admin.																					
00701	Attend Pre-Construction Mtg.														2	480				0	480
00702	Team Coordination														10	1,852				0	1,852
00706	SER Construction Observation														4	920				0	920
00707	Site Visits														10	1,740				0	1,740
00708	Prepare Site Visit Reports														5	530				0	530
00709	Review Submittals														5	926				0	926
00710	Review Submittals														12	2,160				0	2,160
Hr Subtotal Task 007															44	8,216				0	8,216
PA USE ONLY															44	8,216				0	8,216
008 Close Out																					
00801	Structural Record Drawings														12	2,000				0	2,000
00802															0	0				0	0

CA NOT INCLUDED IN PHASE 1 PROPOSAL AMOUNT

ReidMiddleton

Estimate of Professional Services

728 134th Street SW
 Everett, WA 98204
 (425) 741-3800
 (425) 741-4251

PROJECT: Arlington Ops Center Phase 1 - Structural
 CLIENT: Snohomish County
 PROJ. NO.: 212023.913.002
 FILE: H:\212023\913\002

BY: CMH
 DATE: 6/27/2024

Checked by: kab 6/27/24

Task No.	Description	Hourly Rate	Arlington Ops Center Contract Phase 1 Fee Breakdown (Arlington Ops Phase 1 Fee Est-Structural-6-26-24.xls) Std Rates										Total Labor hours	Total Labor Earnings	Mileage	Travel & Misc Cost	Sub Cost	Labor & Reimb	Number of Trips and Mtgs
			Principal Engineer	Principal Engineer	Associate Principal	Senior Engineer	Senior Designer	Project Engineer	Design Engineer	Design Technician	Project Administrator	Technical Writer II							
	LABOR CODES																		
	PNC CMH	\$285	\$250	\$230	\$220	\$185	\$130	\$174	\$158	\$158	\$134	\$230	\$140						
	KDA BCM	0	0	0	0	0	0	0	0	0	0	0	0						
	ESB KFB	0	0	0	0	0	0	0	0	0	0	0	0						
	BYM SES	0	0	0	0	0	0	0	0	0	0	0	0						
	MH DN	0	0	0	0	0	0	0	0	0	0	0	0						
	KAQ JJ	0	0	0	0	0	0	0	0	0	0	0	0						
	MH DN	0	0	0	0	0	0	0	0	0	0	0	0						
	CHMM	0	0	0	0	0	0	0	0	0	0	0	0						
	MO RS	0	0	0	0	0	0	0	0	0	0	0	0						
	CH	0	0	0	0	0	0	0	0	0	0	0	0						
	RLC NS	0	0	0	0	0	0	0	0	0	0	0	0						
	PC EP	0	0	0	0	0	0	0	0	0	0	0	0						
	EW	0	0	0	0	0	0	0	0	0	0	0	0						
	TF	0	0	0	0	0	0	0	0	0	0	0	0						
	CA NOT INCLUDED IN PHASE 1 PROPOSAL AMOUNT	0	0	0	0	0	0	0	0	0	0	0	0						
	TOTAL HOURS	6	0	84	1	0	0	225	0	116	0	0	0	434	78,998	0	0	0	79,000
	Sub Total Cost	1710	0	18,532	110	0	39,512	0	18,308	0	0	0	0	78,998	0	0	0	0	79,000
	Percent of Total Hours	1%	0%	19%	0%	0%	52%	0%	27%	0%	0%	0%	0%	43%	79%	0%	0%	0%	4%

Assumptions
 Hours and rates shown are for estimating purposes only. The actual number of hours charged to the project and personnel used may vary. Hours worked will be billed using the rates, personnel categories, and terms identified in Exhibit A.

Inflation Factor % of Work after July 1: 4%
 Inflation Adj. on Labor and Exp.: 0%
 Contingency/Rounding: 0

Phase 1 TOTAL 56,000

ReidMiddleton

Estimate of Professional Services

PROJECT: Arlington Operation Center Phase 1 Basic
 CLIENT: Snohomish County
 PROJ. NO: 212023.913.002
 FILE: H:\21Cp124\009 Dykeman_Arlington Ops Center\Contract\Phase 1 fee proposal\6-26-24 Fee Breakdown\Arlington Ops Phase 1 FeeEst-Civil Basic 6-26-24.xls\Std Rates

BY: MAD/JLD
 DATE: 6/26/2024

CHKD BY: kab 6/27/24

Task No.	Description	Principal	Principal Engineer	Sr Engineer	Project Engr	Associate Designer	Tech Writer II	Design Tech	Proj Admin	Tech Writer I	Survey Crew 2	Proj Surveyor	Total Labor hours	Total Labor Earnings	Computer hrs	Mileage	Travel & Misc cost	Subs cost	Total Reimb	Labor & Reimb	Number of Trips and Migs
001	Schematic																				
	DATA GATHERING AND CODE SEARCH																				
	Codes & criteria					1								1						0	140
	Utility locations & capacity verification					1								2						0	360
	Survey map review					1								1						0	220
	Geotech report review					1								2						0	360
	Site Visit					4								4						0	880
	CONCEPT DESIGN																			0	0
	Base map & Acad setup					1								2						0	360
	Demo Plan					6								12						0	2,160
	Grading Plan					6								13						0	2,300
	Prelim hydraulic calcs/ storm management sizing																			0	0
	Stormwater Management Design																			0	0
	Drainage Plan					2								6						0	1,000
	Water & SS System plan					2								4						0	720
	fencing/driveway relocation					2								4						0	0
	Paving Plan					4								8						0	1,440
	Site Plan					2								2						0	440
	Design Narrative					2								4						0	0
	Parking lot design					2								6						0	1,000
	Earthwork, Schematic level					4								4						0	825
	Frontage plan					1								0						0	0
	Coordination Meetings					4								8						0	1,440
	PROJECT MANAGEMENT													1						0	250
	Coordination					4								4						0	880
	QA/QC					2								4						0	1,000
	administration					2								4						0	825
	Subtotal Task 001					43			1				85	15,995				0	0	0	15,995
002	DESIGN DEVELOPMENT																				
	BASE MAP																				
	Utilities check					2								2						0	440
	Setup and update					2								4						0	720
	Site Plan					2								4						0	0
	EROSION CONTROL					2								4						0	720
	Plan					2								4						0	720
	Details					2								4						0	720
	Calcs					1								2						0	360
	GRADING AND DRAINAGE																			0	0
	Grade					5								10						0	1,800
	Drainage					4								8						0	1,440
	Details					2								4						0	720
	HYDRAULICS REPORT																			0	0
	Calcs					4								8						0	0
	Write up					2								4						0	0
	LID					1								2						0	0
	DETENTION					2								4						0	0
	Design					2								4						0	0
	Details					2								4						0	0
	WATER QUALITY																			0	0
	Design & details					3								6						0	1,080
	WATER & SS					2								4						0	720
	plan details																			0	0

Estimate of Professional Services

PROJECT: Arlington Operation Center Phase 1 Basic
 CLIENT: Snohomish County
 PROJ. NO: 212023.913.002
 FILE: H:\21Cp124\009 Dykeman_Arlington Ops Center\Contract\Phase 1 Fee Breakdown\Arlington Ops Phase 1 FeeEst-Civil Basic 6-26-24.xlsx\Std Rates

BY: MAD/JLD
 DATE: 6/28/2024
 CHKD BY: kab 6/27/24

Number of Trips and Migs

Task No.	Description	Hourly Rate	Principal	Principal Engineer	Sr Engineer	Project Engr	Associate Designer	Tech Writer II	Design Tech	Proj Admin	Tech Writer I	Survey Crew 2	Proj Surveyor	Total Labor hours	Total Labor Earnings	Computer hrs	Mileage	Travel & Misc cost	Subs cost	Total Reimb 15%	Labor & Reimb	Number of Trips and Migs
	PAVING PLAN													0	0					0	0	
	Plan and Section													4	0					0	0	
	Frontage plan & profile						2							4	720					0	720	
	SPECIFICATIONS						2							0	0					0	0	
	dd outline specs						2							2	440					0	440	
	Phasing						4							4	880					0	880	
	EARTHWORK QUANTITIES						2							4	720					0	720	
	dd level													0	0					0	0	
	CONSTRUCTION COST EST													0	0					0	0	
	dd													0	0					0	0	
	Owner review comments						2							4	720					0	720	
	PROJECT MANAGEMENT						2							5	1,075					0	1,075	
	meetings/coord						4			1				4	880					0	880	
	QA/QC						7							7	1,750					0	1,750	
	SUBMITTAL PREPARATION													0	0					0	0	
	dd						1							2	360					0	360	
														0	0					0	0	
	Subtotal Task 002		0	0	0	0	46	32	0	1	0	0	0	88	16,985	0	0	0	0	0	16,985	
003	CONSTRUCTION DOCUMENTS																					
	BASE MAP													2	360					0	360	
	Update						1							6	1,080					0	1,080	
	Site Plan						3							8	0					0	0	
	EROSION CONTROL						4							8	1,440					0	1,440	
	Plan						4							8	1,440					0	1,440	
	Details						2							4	720					0	720	
	Calcs						2							4	720					0	720	
	DEMOLITION													0	0					0	0	
	Plan						4							8	1,440					0	1,440	
	Details						4							8	1,440					0	1,440	
	GRADING													16	2,880					0	2,880	
	Grading Plan						8							0	0					0	0	
	fencing/driveway						2							4	720					0	720	
	details						7							14	2,520					0	2,520	
	Drainage						2							0	0					0	0	
	PAVING													4	720					0	720	
	Paving Plan						2							4	720					0	720	
	details and sections						2							4	720					0	720	
	Frontage 800' plan & profile													0	0					0	0	
	Frontage Details													0	0					0	0	
	Flow Control Design													0	0					0	0	
	Details													0	0					0	0	
	Phasing Plan						2							2	440					0	440	
	WATER QUALITY													0	0					0	0	
	Design & details													0	0					0	0	
	HYDRAULICS REPORT													0	0					0	0	
	Calcs													0	0					0	0	
	Write up													0	0					0	0	
	WATER & SS													6	1,080					0	1,080	
	Plan						3							4	720					0	720	
	Details						2							0	0					0	0	
	SPECIFICATIONS													8	1,488					0	1,488	
	Technical Specs/Project Manual						4							0	0					0	0	
	EARTHWORK QUANTITIES													0	0					0	0	
	cc (final)						1							3	900					0	900	

ReidMiddleton

Estimate of Professional Services

PROJECT: Arlington Operation Center Phase 1 Basic
 CLIENT: Snohomish County
 PROJ. NO: 212023.913.002
 FILE: H:\21Cp124\009 Dykeman_Arlington Ops Center\Contract\Phase 1 Fee Breakdown\Arlington Ops Phase 1 FeeEst-Civil Basic 6-26-24.xlsx\Std Rates

BY: MAD/JLD
 DATE: 6/26/2024

CHKD BY: kab 6/27/24

Task No.	Description	Principal	Principal Engineer	Sr Engineer	Project Engr	Associate Designer	Tech Writer II	Design Tech	Proj Admin	Tech Writer I	Survey Crew 2	Proj Surveyor	Total Labor hours	Total Labor Earnings	Computer hrs	Mileage	Travel & Misc cost	Subs cost	Total Reimb	Labor & Reimb	Number of Trips and Migs
	Bid assistance		1			9							12	0					0	0	
	City Permitting		1			8							12	2,510					0	2,510	
	PROJECT MANAGEMENT		4			4			2				10	2,150					0	2,150	
	Meetings (2) /coordination		7			6							12	2,160					0	2,160	
	QA/QC												7	1,750					0	1,750	
	SUBMITTAL PREPARATION					3							0	0					0	0	
	Final Documents					3							6	1,080					0	1,080	
	Owner review comments					3							6	1,080					0	1,080	
	REVIEW AGENCY COMMENTS					3							0	0					0	0	
	Site Visit					3							6	1,080					0	1,080	
	Subtotal Task 003	0	13	0	0	91	4	0	2	0	0	0	180	33,948	0	0	0	0	0	33,948	
005	CONSTRUCTION ASSISTANCE																				
	Attend pre-con meeting		1			1							2	470					0	470	
	Attend site meetings					5							6	1,100					0	1,100	
	Answer questions concerning design					12							12	2,640					0	2,640	
	SUBMITTALS																				
	Review shop drawings					8							8	1,760					0	1,760	
	Review monthly progress payments												0	0					0	0	
	Site visits for observation					5							6	1,100					0	1,100	
	PROJECT MANAGEMENT		1			2			1				4	825					0	825	
	Subtotal Task 005	0	2	0	0	33	0	0	1	0	0	0	36	7,895	0	0	0	0	0	7,895	
006	CONSTRUCTION CLOSEOUT																				
	Punchlist walk-thru & notes					6							6	1,320					0	1,320	
	Punchlist backcheck					2							2	440					0	440	
	Record drawings																		0		
	RECORD DRAWINGS																				
	Initial review submittal																				
	Incorporate review comments																				
	Final submittal - mylar																				
	Drainage letter report																				
	QA/QC																				
	Project management & admin																				
	Misc. Tasks (10%)																				
	Contingency (10%)																				
	Round																				
	Subtotal Task 006	0	0	0	0	12	4	0	0	0	0	0	16	3,200	0	0	0	0	0	3,200	
	TOTAL HOURS	0	30	0	0	225	4	0	5	0	0	0	405	78,023	0	0	0	0	0	78,023	
	SubTotal Cost	0	7,500	0	0	49,500	608	0	675	0	0	0	78,023								
	Percent of Total Hours	0%	7%	0%	0%	35%	1%	0%	1%	0%	0%	0%									
	Project Duration	0	1	0	0	56	1	0	1	0	0	0									
	1 Wks																				
	Avg Wkly																				
	\$18,023																				

CA NOT INCLUDED IN PHASE 1 PROPOSAL AMOUNT

Assumptions	Inflation Factor	4%
	% of Work after July 1	0%
	Inflation Adj. on Labor and Exp.	0
	Contingency/Rounding	0
	Civil Basic Services TOTAL	66,928

Hours and rates shown are for estimating purposes only. The actual number of hours charged to the project and personnel used may vary. Hours worked will be billed using the rates, personnel categories, and terms identified in Exhibit A.

Estimate of Professional Services

728 134th Street SW
Everett, WA 98204
(425) 741-3800
(425) 741-3900 FAX

PROJECT: Arlington Operation Center Phase 1 Add'l
CLIENT: Snohomish County
PROJ. NO: 212023.913.002
FILE: H:\21Cp24\009 Dykeman_Arlington Ops Center\Contract\Phase 1 Fee Breakdown\Arlington Phase 1 Fee Est-Civil Additional 12-22-23.xlsx\Std Rates

BY: JLD/MAD
DATE: 6/26/2024

CHKD BY: kab 6/27/24

Task No.	Description	Principal	Principal Engineer	Sr Engineer	Project Engr	Associate	Designer	Tech Writer II	Design Tech	Proj Admin	Tech Writer I	Survey Crew 2	Proj Surveyor	Total Labor hours	Total Labor Earnings	Computer hrs	Mileage	Travel & Misc cost	Subs cost	Total Reimb 15%	Labor & Reimb	
																						\$250
001	SCHEMATIC																					
	DATA GATHERING AND CODE SEARCH																					
	Codes & criteria					1									220						0	220
	Utility locations & capacity verification					1									360							360
	Survey map review					1									220							220
	Geotech report review					1				1					495							495
	Job setup					3									660							660
	Site Visit					3									0							0
	CONCEPT DESIGN																					
	Base map & Acad setup					1									360							360
	Demo Plan					4									1,440							1,440
	Grading Plan					8									2,880							2,880
	Prelim hydraulic calcs/ storm management sizing					6									2,160							2,160
	Stormwater Management Design					6									2,160							2,160
	Drainage Plan					6									2,440							2,440
	Water & SSS System plan					6									2,160							2,160
	fencing/driveway relocation					6									2,160							2,160
	Paving Plan					6									2,880							2,880
	Site Plan					8									440							440
	Design Narrative					2									2,880							2,880
	Parking lot design					8									1,000							1,000
	Earthwork, Schematic level					2									2,880							2,880
	Frontage plan					8									0							0
	Kickoff Meeting					2									720							720
	Review Meeting & Prep					4									1,440							1,440
	Coordination Meetings					4									1,440							1,440
	PROJECT MANAGEMENT																					
	Coordination					4									880							880
	QA/QC					4									1,000							1,000
	administration					2				1					825							825
	Subtotal Task 001					101				2				200	36,730						0	36,730
002	DESIGN DEVELOPMENT																					
	BASE MAP																					
	Utilities check					2									440							440
	Setup and update					8									2,880							2,880
	Site Plan					8									0							0
	EROSION CONTROL																					
	Plan					4									1,440							1,440
	Details					4									1,440							1,440
	Calcs					1									360							360
	GRADING AND DRAINAGE																					
	Grade					9									3,240							3,240
	Drainage					8									2,880							2,880
	Details					4									1,440							1,440
	HYDRAULICS REPORT																					
	Calcs					8									2,880							2,880
	Write up					12									2,640							2,640
	LID					8									2,880							2,880
	DETENTION																					
	Design					8									2,880							2,880
	Details					8									2,880							2,880
	WATER QUALITY																					

Reid Middleton

Estimate of Professional Services

PROJECT: Arlington Operation Center Phase 1 Add'l
 CLIENT: Snohomish County
 PROJ. NO: H:121Cp241009 Dykeman_Arlington Ops Center/Contract/Phase 1 fee proposal/6-26-24 Fee Breakdown/Arlington Phase 1 FeeEst-Civil Additional 12-22-23.xlsx/Std Rates
 FILE:

BY: JLD/MAD
 DATE: 6/26/2024

CHKD BY: kab 6/27/24

728 134th Street SW
 Everett, WA 98204
 (425) 741-3800
 (425) 741-3900 FAX

Task No.	Description	Principal	Principal Engineer	Sr Engineer	Project Engr \$150	Associate Designer \$140	Tech Writer II \$152	Design Tech DO	Proj Admin KB	Tech Writer I SH	Survey Crew 2 \$170	Proj Surveyor \$125	Total Labor hours	Total Labor Earnings	Computer hrs \$12	Mileage \$	Travel & Misc cost \$	Subs cost	Total Reimb 15%	Labor & Reimb
	Design & details					8	12						20	3,440					0	3,440
	WATER & SS plan details					7	7						0	0					0	0
	PAVING PLAN Frontage plan & profile SPECIFICATIONS					4	4						14	2,520					0	2,520
	dd outline specs					2	4						8	1,440					0	1,440
	Phasing					6	6						0	0					0	0
	EARTHWORK QUANTITIES					4	4						0	0					0	0
	dd level					4	4						0	0					0	0
	CONSTRUCTION COST EST					2	2						4	720					0	720
	Owner review comments					2	2						0	0					0	0
	PROJECT MANAGEMENT meetings/coord QA/QC		2		2	6			1				5	1,075					0	1,075
			4		6								6	1,320					0	1,320
						4							4	1,000					0	1,000
	SUBMITTAL PREPARATION					2	2						0	0					0	0
	dd					2	2						4	720					0	720
						2	2						0	0					0	0
	Subtotal Task 002		0	6	0	137	113	0	1	0	0	0	257	47,595	0	0	0	0	0	47,595
003	CONSTRUCTION DOCUMENTS																			
	BASE MAP					1	1						2	360					0	360
	Update					5	5						10	1,800					0	1,800
	Site Plan					4	4						0	0					0	0
	EROSION CONTROL					4	4						8	1,440					0	1,440
	Plan					4	4						8	1,440					0	1,440
	Details					2	2						4	720					0	720
	Calcs					4	4						0	0					0	0
	DEMOLITION					4	4						8	1,440					0	1,440
	Plan					4	4						8	1,440					0	1,440
	Details					4	4						8	1,440					0	1,440
	GRADING					12	12						0	0					0	0
	Grading Plan					8	8						24	4,320					0	4,320
	fencing/driveway					6	6						16	2,880					0	2,880
	details					6	6						26	2,160					0	2,160
	Drainage					13	13						26	4,680					0	4,680
	PAVING					6	6						0	0					0	0
	Paving Plan					6	6						12	2,160					0	2,160
	details and sections					6	6						12	2,160					0	2,160
	Frontage 800' plan & profile					18	18						36	6,480					0	6,480
	Frontage Details					8	8						16	2,880					0	2,880
	Flow Control Design					8	8						16	2,880					0	2,880
	Details					6	6						12	2,160					0	2,160
	Phasing Plan					6	6						6	1,320					0	1,320
	WATER QUALITY					8	16						0	0					0	0
	Design & details					8	16						24	4,000					0	4,000
	HYDRAULICS REPORT					8	8						0	0					0	0
	Calcs					8	8						0	0					0	0
	Write up					8	8						16	2,880					0	2,880
						8	8						0	0					0	0
	WATER & SS					7	7						0	0					0	0
	Plan					7	7						14	2,520					0	2,520
	Details					6	6						12	2,160					0	2,160

Reid Middleton

Estimate of Professional Services

PROJECT: Arlington Operation Center Phase 1 Add'l
 CLIENT: Snohomish County
 PROJ. NO: 212023.913.002
 FILE: H:\21Cp24\009 Dykeman_Arlington Ops Center\Contract\Phase 1 Fee Breakdown\Arlington Phase 1 Fee Est-Civil Additional 12-22-23.xlsx\Std Rates

BY: JLD/MAD
 DATE: 6/26/2024

CHKD BY: kab 6/27/24

Task No.	Description	Hourly Rate	Principal	Principal Engineer	Sr Engineer	Project Engr	Associate	Designer	Tech Writer II	Design Tech	Proj Admin	Tech Writer I	Survey Crew 2	Proj Surveyor	Total Labor hours	Total Labor Earnings	Computer hrs \$12	Mileage \$	Travel & Misc cost \$	Subs cost	Labor & Reimb	Total Reimb 15%
	SPECIFICATIONS														0	0						0
	Technical Specs/Project Manual						4		4						8	1,488						0
	EARTHWORK QUANTITIES														0	0						0
	cd (final)						1	6							7	1,060						0
	Bid assistance			1			9	2							12	2,510						0
	City Permitting			1			12	5							18	3,590						0
	PROJECT MANAGEMENT			4			4			2					10	2,150						0
	Meetings (2)/coordination						6								12	2,160						0
	QA/QC			9											9	2,250						0
	SUBMITTAL PREPARATION														0	0						0
	Final Documents						5	5							10	1,800						0
	Owner review comments						5	5							10	1,800						0
	REVIEW AGENCY COMMENTS														0	0						0
	Site Visit						3	3							6	1,080						0
	Subtotal Task 003		0	15	0	0	207	192	4	0	2	0	0	0	420	77,048	0	0	0	0	0	77,048
305	CONSTRUCTION ADMIN														2	470						0
	Attend pre-con meeting			1			1								5	1,100						0
	Attend site meetings						5								5	1,100						0
	Answer questions concerning design						30								30	6,600						0
	SUBMITTALS														17	3,740						0
	Review shop drawings						17								17	3,740						0
	Review monthly progress payments						16								16	3,520						0
	Site visits for observation						2								2	825						0
	PROJECT MANAGEMENT			1			4			1					16	3,520						0
	Subtotal Task 005		0	2	0	0	71	0	0	1	0	0	0	0	74	16,255	0	0	0	0	0	16,255
306	CONSTRUCTION CLOSEOUT														0	0						0
	Punchlist walk-thru & notes						6								6	1,320						0
	Punchlist backcheck						2								2	440						0
	Record drawings						2								2	440						0
	RECORD DRAWINGS														0	0						0
	Initial review submittal														0	0						0
	Incorporate review comments														0	0						0
	Final submittal - mylar														0	0						0
	Drainage letter report														0	0						0
	QA/QC						2								2	575						0
	Project management & admin										1				3	575						0
	Subtotal Task 006		0	0	0	0	14	4	0	0	1	0	0	0	19	3,775	0	0	0	0	0	3,775
	TOTAL HOURS		0	29	0	0	530	400	4	0	7	0	0	0	970	181,403	0	0	0	0	0	181,403
	SubTotal Cost						116,600	56,000	608	0	945	0	0	0	181,403							
	Percent of Total Hours		0%	3%	0%	0%	55%	41%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Project Duration		1 Wks	1 Wks	1 Wks	1 Wks	Avg Wkly	\$181,403														

CA NOT INCLUDED IN PHASE 1 PROPOSAL AMOUNT

Assumptions
 Hours and rates shown are for estimating purposes only. The actual number of hours charged to the project and personnel used may vary. Hours worked will be billed using the rates, personnel categories, and terms identified in Exhibit A.
 Inflation Factor 4%
 % of Work after July 1 0%
 Inflation Adj. on Labor and Exp. 0%
 Contingency/Rounding 0%

Civil Additional Services TOTAL 161,373
Civil Phase 1 Total 228,301

Snohomish County Operations Center
 Engineering Task Summary - 30% Design Thru Closeout
 Proposed Update

1201 third avenue, suite 600
 seattle, washington 98101
 t 206.448.3376 w hargis.biz



	Mechanical				Electrical			
	principal	project manager	designer	Mech Only	principal	project manager	designer	Elec Only
	\$210	\$180	\$160	total	\$210	\$180	\$160	total
30% Design								
Attend phase kickoff meeting with Design Team.	0	2	0	\$ 360	0	2	0	\$ 360
Attend coordination with Design Team.	0	9	9	\$ 3,060	0	9	9	\$ 3,060
Prepare Basis of Design narrative describing proposed systems.	1	9	8	\$ 3,110	1	7	8	\$ 2,750
Provide SD level drawings	1	9	18	\$ 4,710	1	7	14	\$ 3,710
QC	2	9	9	\$ 3,480	2	9	9	\$ 3,480
total hours	4	38	44	---	4	34	40	---
phase subtotal	\$ 840	\$ 6,840	\$ 7,040	\$ 14,720	\$ 840	\$ 6,120	\$ 6,400	\$ 13,360
60% Design								
Attend phase kickoff meeting with Design Team.	0	2	0	\$ 360	0	2	0	\$ 360
Attend coordination with Design Team.	2	14	14	\$ 5,180	2	14	14	\$ 5,180
Prepare Basis of Design narrative describing proposed systems.	1	9	9	\$ 3,270	1	10	10	\$ 3,610
Provide DD level drawings	1	27	55	\$ 13,870	1	23	36	\$ 10,110
Provide DD level specifications	1	18	9	\$ 4,890	1	14	3	\$ 3,210
QC	5	9	9	\$ 4,110	5	9	9	\$ 4,110
total hours	10	79	96	---	10	72	72	---
phase subtotal	\$ 2,100	\$ 14,220	\$ 15,360	\$ 31,680	\$ 2,100	\$ 12,960	\$ 11,520	\$ 26,580
100% Design								
Attend phase kickoff meeting with Design Team.	0	2	0	\$ 360	0	2	0	\$ 360
Attend coordination with Design Team.	2	14	14	\$ 5,180	2	14	14	\$ 5,180
Prepare Basis of Design narrative describing proposed systems.	0	9	9	\$ 3,060	0	8	9	\$ 2,880
Provide CD level drawings	1	27	55	\$ 13,870	1	27	55	\$ 13,870
Provide CD level specifications	1	9	9	\$ 3,270	1	7	7	\$ 2,590
Permitting & Responses	1	5	9	\$ 2,550	1	3	7	\$ 1,870
QC	5	9	9	\$ 4,110	5	9	9	\$ 4,110
total hours	10	75	105	---	10	70	101	---
phase subtotal	\$ 2,100	\$ 13,500	\$ 16,800	\$ 32,400	\$ 2,100	\$ 12,600	\$ 16,160	\$ 30,860
Procurement/Bidding								
Respond to contractor requests for design clarification.	2	2	0	\$ 780	2	2	0	\$ 780
Review prior approval request submissions & Addenda	0	27	27	\$ 9,180	0	18	18	\$ 6,120
total hours	2	29	27	---	2	20	18	---
phase subtotal	\$ 420	\$ 5,220	\$ 4,320	\$ 9,960	\$ 420	\$ 3,600	\$ 2,880	\$ 6,900
Construction Administration								
Attend Pre-Con meeting.		3		\$ 540		3		\$ 540
Review submittals and shop drawings.		8	16	\$ 4,000		8	16	\$ 4,000
Review and respond to contractor RFI's.	2	8	16	\$ 4,420	2	8	16	\$ 4,420
Draft change order documentation (ASR for all changes)				\$ -				\$ -
Site Visits (6)		12	12	\$ 4,080		12	12	\$ 4,080
Substantial completion punch and back-punch.		6	6	\$ 2,040		6	6	\$ 2,040
total hours	2	37	50	---	2	37	50	---
phase subtotal	\$ 420	\$ 6,660	\$ 8,000	\$ 15,080	\$ 420	\$ 6,660	\$ 8,000	\$ 15,080
Project Closeout								
Review operation and maintenance manuals.		2	2	\$ 680		2	2	\$ 680
Review contractor record drawings.		2	2	\$ 680		2	2	\$ 680
total hours	0	4	4	---	0	4	4	---
phase subtotal	\$ -	\$ 720	\$ 640	\$ 1,360	\$ -	\$ 720	\$ 640	\$ 1,360
total fee	\$ 5,880	\$ 47,160	\$ 52,160	\$ 105,200	\$ 5,880	\$ 42,660	\$ 45,600	\$ 94,140

Phase 1 Mech Total \$78,800 Phase 1 Elec Total \$70,800

Phase 2 - not included

	Mechanical			Electrical			Telecommunications/Security			total
	principal	project manager	designer	principal	project manager	designer	principal	project manager	designer	
	\$210	\$180	\$160	\$210	\$180	\$160	\$210	\$180	\$160	
Energy Services										
ELCCA	8	40	119.5							\$ 28,000
Energy Modeling for LEED (v4) Compliance	6	35	119.5							\$ 26,700
Utility Rebate Support	6	32	36							\$ 12,800
WSEC Total Building Performance	8	40	119.5							\$ 28,000
total fee										\$82,700

Mechanical Engineering										
Value Engineering	4	10	7.5							\$ 3,840
Constructability Review	4	10	7.5							\$ 3,840
Commissioning Assistance	6	40	47							\$ 16,000
ELCCA	4	6								\$ 1,920
LEED Engineering Documentation and Support	32	94	119.5							\$ 42,800
One Year Warranty Walkthrough		4	3.5							\$ 1,280
Utility Rebate Support		4	3.5							\$ 1,280
Owner Project Requirements	8	16	3.5							\$ 5,120
total fee										\$57,520

Mechanical Additional Services Subtotal \$140,220

Electrical Engineering										
Lighting Design				4	10	7.5				\$ 3,840
Value Engineering				4	10	7.5				\$ 3,840
Constructability Review				4	10	7.5				\$ 3,840
Commissioning Assistance				4	6					\$ 1,920
ELCCA				4	6					\$ 1,920
LEED Engineering Documentation and Support				8	16	51.5				\$ 12,800
One Year Warranty Walkthrough					4	3.5				\$ 1,280
PV System Design				8	12	16				\$ 6,400
PV System Bidding/CA/Closeout				1	6	4				\$ 1,930
Owner Project Requirements				4	10	7.5				\$ 3,840
Utility Master Planning				8	20	15				\$ 7,680
Off-Site Utility Coordination and Street Lighting Design				15	30	32.5				\$ 13,750
Utility Rebate Support					4	3.5				\$ 1,280
Street Lighting Bidding/CA/Closeout					12	2.5				\$ 2,560
Granite Falls Scope - Design and CA				4	12	20				\$ 6,200
total fee										\$64,110

Low-Voltage Engineering - Design Phase										
Building & Site Telecommunications Design							6.5	20	29	\$ 9,600
Building Audio-visual Design							8	16	3.5	\$ 5,120
Building Audio-visual Design - Roll Call Conference Room							8	16	51.5	\$ 12,800
Building Audio-visual Design - Training Room							4	8	25.5	\$ 6,400
Electronic Security Design							6.5	20	29	\$ 9,600
Emergency Communications Design							8	16	3.5	\$ 5,120
Utility Master Planning							4	6.5	7.5	\$ 3,200
Owner Project Requirements							4	10	7.5	\$ 3,840
Granite Falls Scope							8	14	36	\$ 9,960
total fee										\$ 65,640

Electrical Additional Services Subtotal \$129,750

Low-Voltage Engineering - Bidding/Construction Phase										
Building & Site Telecommunications							3.25	10	14.5	\$ 4,800
Building Audio-visual							3	7.5	3.65	\$ 2,560
Building Audio-visual - Roll Call Conference Room							3.25	10	14.5	\$ 4,800
Building Audio-visual - Training Room							2.5	7.5	3.5	\$ 2,400
Electronic Security							3.25	10	14.5	\$ 4,800
Emergency Communications							3	7.5	3.65	\$ 2,560
Granite Falls Scope							4	8	12	\$ 4,200
total fee										\$ 26,120

Phase 2 - not included

Phase 1 Mech Total \$219,020 Phase 1 Elec Total \$200,550

FACILITY PLANNING SOLUTIONS PROPOSAL

No.	Activity Month/Quarter=>	staff	2024												2025				total hours	rate/ hour	fee										
			Jan	Feb	Mar	Apr	30%			60%			100%			May	Jun	Jul				Aug	Sep	Oct	Nov.	Dec.	Q1	Q2	Q3	Q4	
1	Project Definition	PM																									0	\$210	\$0		
		PE																										0	\$155	\$0	
2	Project Validation	PM																									0	\$210	\$0		
		PE																										0	\$155	\$0	
3	Design Development	PM					4	4	4	4	4	4	4														28	\$210	\$5,880		
		PE					40	40	40	40	40	40	40															280	\$155	\$43,400	
4	Construction Administration	PM																									0	\$210	\$0		
		PE																										0	\$155	\$0	
Total Fee Estimate																															\$49,280

* Staff Type: PM - Project Manager; IE - Industrial Engineer; PE - Project Engineer/CAD



**ARLINGTON OPERATIONS CENTER
PROJECT PHASE 1 WORKPLAN**

SCHEMATIC DESIGN PHASE DURATION:		START	FINISH	# OF MOS	APPROX. # OF WKS

	CUMULATIVE HOURS	ANDY RASMUSSEN (PRINCIPAL)	LEO LEBRUN (PROJECT MANAGER)	ALEECE MOUNT (SUPPORT STAFF / DESIGNER)	TOTAL
PHASE 1: SCHEMATIC DESIGN					
Attend meetings with County, Architect, Contractor, and consultant team.	10	5	5	0	\$ 1,750.00
Assist with site and masterplan design and narratives.	20	4	8	8	\$ 3,040.00
Generate landscape plan and rendering including coordination with consultant team.	67	5	30	32	\$ 9,840.00
Prepare outline specifications and cost estimate for items within our scope of work or review Contractor's estimate.	11	3	4	4	\$ 1,700.00
Review SEPA document and provide input related to plants and water.	7	3	3	1	\$ 1,170.00

Total Hours	115	20	50	45
Hourly Rate	\$ 180.00	\$ 170.00	\$ 120.00	
Total Amount	\$ 3,600.00	\$ 8,500.00	\$ 5,400.00	\$ 17,500.00

PERMIT PHASE DURATION:		START	FINISH	# OF MOS	APPROX. # OF WKS

	CUMULATIVE HOURS	ANDY RASMUSSEN (PRINCIPAL)	LEO LEBRUN (PROJECT MANAGER)	ALEECE MOUNT (SUPPORT STAFF / DESIGNER)	TOTAL
PHASE 1: PERMIT					
Coordination with City, Architect, Contractor, and consultant team and attendance at meetings as necessary.	30	15	15	0	\$ 5,250.00
Generate site, landscape, and irrigation plans and details for 30% and 60% Design Development, and City of Arlington Permit submittals.	135	10	75	50	\$ 20,550.00
Prepare updated specifications and cost estimate for items within our scope of work or review Contractor's estimate.	11	3	4	4	\$ 1,700.00

Total Hours	176	28	94	54
Hourly Rate	\$ 180.00	\$ 170.00	\$ 120.00	
Total Amount	\$ 5,040.00	\$ 15,980.00	\$ 6,480.00	\$ 27,500.00

CONSTRUCTION DOCUMENTS PHASE DURATION:		START	FINISH	# OF MOS	APPROX. # OF WKS

	CUMULATIVE HOURS	ANDY RASMUSSEN (PRINCIPAL)	LEO LEBRUN (PROJECT MANAGER)	ALEECE MOUNT (SUPPORT STAFF / DESIGNER)	TOTAL
PHASE 1: CONSTRUCTION DOCUMENTS					
Coordination with City, Architect, Contractor, and consultant team and attendance at meetings as necessary.	40	20	20	0	\$ 7,000.00
Generate site, landscape, and irrigation plans, details, and specifications for 100% CD / Bid Set.	175	15	85	75	\$ 26,150.00
Prepare responses to City permit comments as needed.	18	4	9	5	\$ 2,850.00

Total Hours	233	39	114	80
Hourly Rate	\$ 180.00	\$ 170.00	\$ 120.00	
Total Amount	\$ 7,020.00	\$ 19,380.00	\$ 9,600.00	\$ 36,000.00

Phase 1 Total \$81,000

Tasks not executed during Validation Phase have been moved forward to Phase 1

	Cumulative Hours	Principal	Senior Associate	Acoustician
Acoustic Validation Items				
Exterior Site Measurements & Data Analysis	9		3	
Exterior Site Findings Report	3		1	6
Preliminary Design Narrative	5	1	4	2
Team Coordination Meetings	2		2	
Total Hours	19	1	10	8
Hourly Rate		\$ 269.00	\$ 230.00	\$ 182.00
Total Amount	\$ 4,025.00	\$ 269.00	\$ 2,300.00	\$ 1,456.00

	Cumulative Hours	Principal	Senior Associate	Acoustician
Acoustics Phase 1				
Review & Confirm Schematic Documentation			2	2
Architectural markups & recommendations			2	3
Mechanical system noise analysis & recommendations			5	8
Specifications of pertinent acoustic & mechanical/vibration materials			2	2
Exterior noise to neighbors report for mechanical permit			5	
QA/QC Review		3	4	
Team Coordination Meetings			5	
Total Hours	0	3	25	15
Hourly Rate		\$ 269.00	\$ 230.00	\$ 182.00
Total Amount	\$ 9,287.00	\$ 807.00	\$ 5,750.00	\$ 2,730.00

Phase 1 Total \$13,312

Project Name: Arlington Operations Center					Date: 6/26/2024					
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Column	Personnel Category	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Labor Cost
A	Principal	\$ 200.00								\$ -
B	Associate Principal		\$ 190.00							\$ 22,800.00
C	Project Associate II			\$ 160.00						\$ -
D	Project Associate I				\$ 130.00					\$ 34,710.00
E	Project Assistant II					\$ 120.00				\$ -
F	Project Assistant I						\$ 110.00			\$ -
G										\$ -
H										\$ -

Task #	Task Description	A	B	C	D	E	F	G	H	Labor Cost
		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
1	30% Design		40		108					\$ 21,640.00
2	60-100% Design		80		159					\$ 35,870.00
3										
4										
5										\$ -
6										\$ -
7										\$ -
8										\$ -
9										\$ -
10										\$ -
11										\$ -
12										\$ -
13										\$ -
14										\$ -
15										\$ -
16										\$ -
17										\$ -
18										\$ -
19										\$ -
20										\$ -
SERVICE FEES		0	120	0	267	0	0	0	0	\$ 57,510.00
Reimbursables										
TOTAL										\$ 57,510.00

Phase 1 Total

Shockey Planning Group Phase 1 Proposal

Arlington

Task 1	Pre-Application Service	Rate	Hours	Total
	Principal	\$ 200.00	5	\$ 1,000.00
	Senior Wetland	\$ 170.00		\$ -
	SeniorPlanner	\$ 175.00		\$ -
	Design Planner	\$ 120.00		\$ -
	GIS Analyst	\$ 130.00		\$ -
	Environmental Professional	\$ 115.00		\$ -
	Planner	\$ 150.00	10	\$ 1,500.00
	Planning Tech	\$ 90.00	3	\$ 270.00
	Clerical	\$ 75.00	3	\$ 225.00
Total				21 \$ 2,995.00

Task 2	Land Use Permit Service	Rate	Hours	Total
	Principal	\$ 200.00	31	\$ 6,200.00
	Senior Wetland	\$ 170.00		\$ -
	Senior Planner	\$ 175.00		\$ -
	Design Planner	\$ 120.00		\$ -
	GIS Analyst	\$ 130.00		\$ -
	Environmental Professional	\$ 115.00		\$ -
	Planner	\$ 150.00	40	\$ 6,000.00
	Planning Tech	\$ 90.00	18	\$ 1,620.00
	Clerical	\$ 75.00	15	\$ 1,125.00
Total				104 \$ 14,945.00

Task 3	SEPA Environmental Checklist Service	Rate	Hours	Total
	Principal	\$ 200.00	20	\$ 4,000.00
	Senior Wetland	\$ 170.00		\$ -
	SeniorPlanner	\$ 175.00		\$ -
	Design Planner	\$ 120.00		\$ -
	GIS Analyst	\$ 130.00		\$ -
	Environmental Professional	\$ 115.00		\$ -
	Planner	\$ 150.00	42	\$ 6,300.00
	Planning Tech	\$ 90.00	10	\$ 900.00
	Clerical	\$ 75.00	10	\$ 750.00
Total				82 \$ 11,950.00

Task 4	General Construction Permit Assistance Service	Rate	Hours	Total
	Principal	\$ 200.00	10	\$ 2,000.00
	Senior Wetland	\$ 170.00		\$ -
	SeniorPlanner	\$ 175.00		\$ -
	Design Planner	\$ 120.00		\$ -
	GIS Analyst	\$ 130.00		\$ -
	Environmental Professional	\$ 115.00		\$ -
	Planner	\$ 150.00	15	\$ 2,250.00
	Planning Tech	\$ 90.00	5	\$ 450.00
	Clerical	\$ 75.00	4	\$ 300.00
Total				34 \$ 5,000.00

Phase 1 Arlington Total \$34,890

Granite Falls

Task 5	Pre-Application Service	Rate	Hours	Total
	Principal	\$ 200.00	5	\$ 1,000.00
	Senior Wetland	\$ 170.00		\$ -
	SeniorPlanner	\$ 175.00		\$ -
	Design Planner	\$ 120.00		\$ -
	GIS Analyst	\$ 130.00		\$ -
	Environmental Professional	\$ 115.00		\$ -
	Planner	\$ 150.00	10	\$ 1,500.00
	Planning Tech	\$ 90.00	3	\$ 270.00
	Clerical	\$ 75.00	3	\$ 225.00
Total				21 \$ 2,995.00

Task 6	SEPA Environmental Checklist Service	Rate	Hours	Total
	Principal	\$ 200.00	20	\$ 4,000.00
	Senior Wetland	\$ 170.00		\$ -
	SeniorPlanner	\$ 175.00		\$ -
	Design Planner	\$ 120.00		\$ -
	GIS Analyst	\$ 130.00		\$ -
	Environmental Professional	\$ 115.00		\$ -
	Planner	\$ 150.00	42	\$ 6,300.00
	Planning Tech	\$ 90.00	10	\$ 900.00
	Clerical	\$ 75.00	10	\$ 750.00
Total				82 \$ 11,950.00

Task 7	General Construction Permit Assistance Service	Rate	Hours	Total
	Principal	\$ 200.00	10	\$ 2,000.00
	Senior Wetland	\$ 170.00		\$ -
	SeniorPlanner	\$ 175.00		\$ -
	Design Planner	\$ 120.00		\$ -
	GIS Analyst	\$ 130.00		\$ -
	Environmental Professional	\$ 115.00		\$ -
	Planner	\$ 150.00	15	\$ 2,250.00
	Planning Tech	\$ 90.00	5	\$ 450.00
	Clerical	\$ 75.00	4	\$ 300.00
Total				34 \$ 5,000.00

Phase 1 Granite Falls Total \$19,945

Phase 1 Total \$54,835

Transpo Group USA, Inc.
Cost Estimate Worksheet



WHAT TRANSPORTATION CAN BE.

Number / Project Name

Rate schedule is effective from July 1, 2023 through June 28, 2024
 Only key staff are shown and other staff may work on and charge to the project as needed by the project manager.

initials	job title	billing rate	Project Manager	OC	Senior Engineer	Project Engineer	Project Engineer	Analyst	CAD/ Graphics	Admin	Sub Name	Sub Name
MJS	Prin L7	\$280.00	DGM	Prin L7	Any L4	Any L1	Eng L3	Eng L4	PA L4	PA L5	Dir L6	PA L4

Work Task	Hours	Billing
1 Task 1 - TIA	0	\$0
2 Technical Analysis	63	\$9,095
3 Documentation	21.5	\$3,502
4	0	\$0
5 Task 2 - Meetings/Coordination	0	\$0
6 Team Meetings	10	\$2,355
7 County Meetings	4	\$1,120
8	0	\$0
9	0	\$0
10 Task 3 - Site Design Assistance	0	\$0
11 Site Circulation Review	12	\$2,261
12 Auto-Turn Studies	12	\$2,182
13	0	\$0
14	0	\$0
15	0	\$0
16	0	\$0
17	0	\$0
18	0	\$0
19	0	\$0
20	0	\$0
23	0	\$0
Total Hours	28.5	\$7,980
Labor Costs	\$0	\$0
Subconsultants	61	\$7,110
Engineer	10	\$1,622
Admin	2	\$260
quotation Error	0	\$0
Total	0	\$20,515.56

Miscellaneous Expenses:

Item	Reimbursable Cost
1 Federal Express / Courier	\$0
2 Phone	\$0
3 Fax	\$0
4 Postage	\$0
5 Graphic supplies	\$0
6 Photography	\$0
7 Travel expenses (mileage)	\$0
8 Reproduction	\$0
9 Traffic counts	\$1,000
10 Traffic accident data	\$0
11 Spec. MPS model run	\$0
12 Transportation Concurrence Application	\$0
Total Reimbursable Expenses	\$1,000

Subconsultants:	Firm	Subs Cost
1		\$0
2		\$0
3		\$0
4		\$0
5		\$0
Total Subconsultants		\$0

TOTAL ESTIMATE **\$21,515.56**
 Rounded to **\$21,500.00** **Phase 1 Total**



Proposal of Services:

DESIGN PHASE:

Design Development	\$3,360	\$3,360
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This service is described in the attached documentation. Breakdown of hours for this service:
 Chad Smith, Project Manager – 14 Hrs. @ \$240/Hr.

Envelope Energy Compliance	\$7,440	\$7,440
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This item provides Building Envelope Thermal Barrier Design and Consulting in compliance with the local Energy Code, which includes Component Performance **forms for Permit**. This includes reviewing for permit: floorplans, building elevations and sections, and window/door schedule. Permit fees are not included. Breakdown of hours for this service:
 Pavlo Serdechnyi, Energy Consultant – 23 Hrs. @ \$240/Hr.
 Katya Bautista, Energy Consultant – 8 Hrs. @ \$240/Hr.

Air Barrier Diagrams	\$3,585	\$3,585
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This item provides Building Envelope Air Barrier Diagrams, along with Continuous Design and Consulting in compliance with the local Energy Code. This is a lump sum line item that includes all items listed in the Phase Description Section below. Breakdown of hours for this service:
 Chad Smith, Project Manager – 2 Hrs. @\$240/Hr.
 Amanda Lo, Energy Consultant – 2 Hrs. @ \$240/Hr.
 Natalie Yarkova, Design Drafter – 15 Hrs. @ \$175/Hr.

Construction Documents	\$22,915	\$22,915
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This service is described in the attached documentation. This is the phase where we issue detail design drawings and provide material short form specifications in PDF form for inclusion into the Architect's print set. Our scope of detail review will include all envelope assemblies such as roofs, cladding materials, curtain walls, decks, doors, patios, green roofing and other areas of concern that are pertinent to this project. Detail set will be in accordance with air barrier requirements. Fire code compliance verification will be performed by others. Peer review will be provided on this project by another professional besides the original Project Manager. Break down of hours for this service:
 Chad Smith, Project Manager – 33.5 Hrs. @ \$240/Hr.
 Eric Jones, Design Drafter – 85 Hrs. @ \$175/Hr.

Total	\$37,300
Specifications (See next page)	\$6,000
Phase 1 Total	\$43,300



ADDITIONAL SERVICES:

Note: Please provide an initial next to the services for acceptance.

Total Building Energy Performance Modeling ~~\$9,100~~ \$

This item is for Total Building Energy Performance Modeling using eQUEST in compliance with the local Energy Code. The model allows reviewing the cost-effectiveness and energy use reduction of total building performance as well as each system separately. Systems and loads which will be included in determining the overall building performance are local climates, building envelope, building orientation and shading, heating systems, cooling systems, service water heating, fan systems, lighting power, receptacle loads, and process loads.

Building Envelope Specifications \$6,000 \$

Specifications will be in the CSI MasterFormat. This includes up to 15 sections and one revision.

[Grand Total with Additional Services \$



BASE WAGE														LEVEL-1 BURDEN				
Employee Roster: Date of hire, Benefit Codes, Base Wage														fica, futa, suta, Worker's Comp, Union Fringe, 401K				
Empl #	Name	Position	WC Type	Health Code	CGC Code	Auto	Exec LIns	Unburdened		1/1/2023	1/1/2023	6/1/2022	Union Fringes	CGC 401-K	Level 1 Subtotal	Level 1		
								Base Weekly	Base Annual							Burdened Weekly	Burdened Annual	
160	Anderson, Max	Snr. Est	4911	FAM	Y	Y		\$ 3,365	\$ 175,000	\$ 416.28	\$ 5,998	NA	\$ 185.10	\$ 607.37	\$ 3,973	\$ 206,583		
219	Belanger, Kurtis	Supt	4900	E	Y	Y		\$ 3,037	\$ 157,949	\$ 375.72	\$ 8,598	NA	\$ 167.06	\$ 551.38	\$ 3,589	\$ 186,621		
443	Castor, Melissa	Safety	4904	ES	Y	Y		\$ 3,558	\$ 185,000	\$ 440.06	\$ 3,920	NA	\$ 195.67	\$ 639.66	\$ 4,197	\$ 218,262		
001	Comer, Marcus	PM	4900	E	Y	Y		\$ 2,960	\$ 153,911	\$ 366.11	\$ 8,598	NA	\$ 162.79	\$ 537.50	\$ 3,497	\$ 181,861		
003	Comer, Sam	V.Pres	EXEMPT	FAM	Y	Y		\$ 4,159	\$ 216,275	\$ 514.46	-	NA	\$ 228.75	\$ 743.21	\$ 4,902	\$ 254,922		
515	Puckett, Vicki	D&I Director	4904	E				\$ 3,037	\$ 157,949	\$ 375.72	\$ 3,920	NA	\$ 167.06	\$ 546.70	\$ 3,584	\$ 186,377		
255	Seger, Dave	PE	4900	U				\$ 2,148	\$ 111,696	\$ 265.69	\$ 8,598	\$ 803.60	NA	\$ 1,077.89	\$ 3,226	\$ 167,746		

BASE WAGE										LEVEL-2 BURDEN			
Employee Roster: Date of hire, Benefit Codes, B										CGC Health Insur Package, Key Man Life Insurance			
Empl #	Name	Position	WC Type	CGC Health Pkg	CGC Life Insur	Level 2 Subtotal	FYI Subtotal Level 1 + 2	Burdened Weekly	Burdened Annual	Level 1+2			
160	Anderson, Max	Snr. Est	4911	\$ 322.36	\$ -	\$ 322.36	\$ 929.72	\$ 4,295	\$ 223,346				
219	Belanger, Kurtis	Supt	4900	\$ 322.36	\$ -	\$ 322.36	\$ 873.73	\$ 3,911	\$ 203,383				
443	Castor, Melissa	Safety	4904	\$ 322.36	\$ -	\$ 322.36	\$ 962.01	\$ 4,520	\$ 235,025				
001	Comer, Marcus	PM	4900	\$ 322.36	\$ -	\$ 322.36	\$ 859.85	\$ 3,820	\$ 198,623				
003	Comer, Sam	V.Pres	EXEMPT	\$ 322.36	\$ 125.00	\$ 447.36	\$ 1,190.56	\$ 5,350	\$ 278,184				
515	Puckett, Vicki	D&I Director	4904	\$ 322.36	\$ -	\$ 322.36	\$ 869.05	\$ 3,907	\$ 203,140				
255	Seger, Dave	PE	4900	NA	\$ -	\$ -	\$ 1,077.89	\$ 3,226	\$ 167,746				

BASE WAGE
Employee Roster: Date of hire, Benefit Codes, B:

Empl #	Name	Position	WC Type	2023		2023		2023		FYI		Level 1+2+3	
				Cell	Tech	Auto	Level 3 Subtotal	Level 1 + 2 +3 Subtotal	Burdened Weekly	Burdened Annual			
160	Anderson, Max	Snr. Est	4911	\$ 23.08	\$ 81.84	\$ 303.37	\$ 408.28	\$ 408.28	\$ 1,338.01	\$ 4,703	\$ 244,576		
219	Belanger, Kurtis	Supt	4900	\$ 24.08	\$ 81.84	\$ 303.37	\$ 409.28	\$ 409.28	\$ 1,283.01	\$ 4,920	\$ 224,666		
443	Castor, Melissa	Safety	4904	\$ 23.08	\$ 81.84	\$ 303.37	\$ 408.28	\$ 408.28	\$ 1,370.29	\$ 4,928	\$ 256,255		
001	Comer, Marcus	PM	4900	\$ 22.08	\$ 81.84	\$ 303.37	\$ 407.28	\$ 407.28	\$ 1,267.14	\$ 4,227	\$ 219,802		
003	Comer, Sam	V.Pres	EXEMPT	\$ 23.08	\$ 81.84	\$ 303.37	\$ 408.28	\$ 408.28	\$ 1,598.85	\$ 5,758	\$ 299,415		
515	Puckett, Vicki	D&I Director	4904	\$ 24.08	\$ 81.84	\$ -	\$ 105.92	\$ 105.92	\$ 974.97	\$ 4,012	\$ 208,647		
255	Segger, Dave	PE	4900	\$ 24.08	\$ 81.84	\$ -	\$ 105.92	\$ 105.92	\$ 1,183.81	\$ 3,332	\$ 173,254		

LEVEL-3 BURDEN
CGC Employee Overhead - Cell/phone, Technology, Auto

2023		2023		2023		FYI		Level 1+2+3	
Cell	Tech	Auto	Level 3 Subtotal	Level 1 + 2 +3 Subtotal	Burdened Weekly	Burdened Annual			
\$ 23.08	\$ 81.84	\$ 303.37	\$ 408.28	\$ 1,338.01	\$ 4,703	\$ 244,576			
\$ 24.08	\$ 81.84	\$ 303.37	\$ 409.28	\$ 1,283.01	\$ 4,920	\$ 224,666			
\$ 23.08	\$ 81.84	\$ 303.37	\$ 408.28	\$ 1,370.29	\$ 4,928	\$ 256,255			
\$ 22.08	\$ 81.84	\$ 303.37	\$ 407.28	\$ 1,267.14	\$ 4,227	\$ 219,802			
\$ 23.08	\$ 81.84	\$ 303.37	\$ 408.28	\$ 1,598.85	\$ 5,758	\$ 299,415			
\$ 24.08	\$ 81.84	\$ -	\$ 105.92	\$ 974.97	\$ 4,012	\$ 208,647			
\$ 24.08	\$ 81.84	\$ -	\$ 105.92	\$ 1,183.81	\$ 3,332	\$ 173,254			

BASE WAGE
Employee Roster: Date of hire, Benefit Codes, B:

LEVEL-4 BURDEN
CGC Employee Bonus Program - Anticipated annual bonus costs (does not include profit share which is G&A)

Empl #	Name	Position	WC Type	Avg Bonus %	Base Bonus		Level 4 Subtotal	FYI Annual Bonus	FYI Subtotal Level 1 + 2 +3 +4	Level 1+2+4		Level 1+2+3+4	
					Weekly	Taxes				Burdened Weekly	Burdened Annual	Burdened Weekly	Burdened Annual
160	Anderson, Max	Snr. Est	4911	15.0%	\$ 504.81	\$ 66.91	\$ 571.72	\$ 29,729	\$ 1,909.73	\$ 4,867	\$ 253,075	\$ 5,275	\$ 274,306
219	Belanger, Kurtis	Supt	4900	15.0%	\$ 455.62	\$ 60.39	\$ 516.01	\$ 26,833	\$ 1,799.03	\$ 4,427	\$ 230,216	\$ 4,837	\$ 251,498
443	Castor, Melissa	Safety	4904	10.0%	\$ 355.77	\$ 47.16	\$ 402.93	\$ 20,952	\$ 1,773.22	\$ 4,923	\$ 255,977	\$ 5,331	\$ 277,207
001	Comer, Marcus	PM	4900	15.0%	\$ 443.97	\$ 58.85	\$ 502.82	\$ 26,147	\$ 1,769.96	\$ 4,323	\$ 224,770	\$ 4,730	\$ 245,949
003	Comer, Sam	V.Pres	EXEMPT	0.0%	\$ -	\$ -	\$ -	\$ -	\$ 1,598.85	\$ 5,350	\$ 278,184	\$ 5,758	\$ 299,415
515	Puckett, Vicki	D&I Director	4904	10.0%	\$ 303.75	\$ 40.26	\$ 344.01	\$ 17,888	\$ 1,318.98	\$ 4,251	\$ 221,028	\$ 4,356	\$ 226,536
255	Seger, Dave	PE	4900	10.0%	\$ 214.80	\$ 28.47	\$ 243.27	\$ 12,650	\$ 1,427.08	\$ 3,469	\$ 180,396	\$ 3,575	\$ 185,904

BASE WAGE				FULLY LOADED FOR HOURLY BILLING	
Employee Roster: Date of hire, Benefit Codes, Bi					
Empl #	Name	Position	WC Type	Internal Hourly Rate	Cost
160	Anderson, Max	Snr. Est	4911	\$ 131.88	
219	Belanger, Kurtis	Supt	4900	\$ 120.91	
443	Castor, Melissa	Safety	4904	\$ 133.27	
001	Comer, Marcus	PM	4900	\$ 118.24	
003	Comer, Sam	V.Pres	EXEMPT	\$ 143.95	
515	Puckett, Vicki	D&I Director	4904	\$ 108.91	
255	Seger, Dave	PE	4900	\$ 89.38	

ID	Task Name	Duration	Start	Finish
1	ARLINGTON OPERATIONS CENTER	195.5 wks	Mon 10/2/23	Tue 7/27/27
2	D/B AGREEMENT PROCESS	78.1 wks	Mon 10/2/23	Fri 4/11/25
3	DESIGN-BUILD CONTRACT	7 wks	Mon 10/2/23	Fri 11/17/23
4	Design-Build Contract - Negotiations	35 days	Mon 10/2/23	Fri 11/17/23
5	Design-Build Contract - Approved (executed amendment)	0 days	Fri 11/17/23	Fri 11/17/23
6	VALIDATION PHASE AMENDMENT	10.6 wks	Mon 12/18/23	Mon 3/4/24
7	Validation Phase - Proposal Preparation	3 wks	Mon 12/18/23	Tue 1/9/24
8	Validation Phase - Proposal Review	1 wk	Wed 1/10/24	Tue 1/16/24
9	Partnering Session - Kickoff	0 wks	Fri 1/19/24	Fri 1/19/24
10	Validation Phase - Amendment Issued	0 wks	Mon 3/4/24	Mon 3/4/24
11	PHASE 1 AMENDMENT	9.2 wks	Thu 6/13/24	Mon 8/19/24
12	Phase 1 - Proposal Preparation	3.2 wks	Thu 6/13/24	Mon 7/8/24
13	Phase 1 - Proposal Review	5.8 wks	Mon 7/8/24	Fri 8/16/24
14	Phase 1 - Amendment Issued	0 wks	Mon 8/19/24	Mon 8/19/24
15	PHASE 2 AMENDMENT (GMP APPROVALS)	6 wks	Fri 2/28/25	Fri 4/11/25
16	Phase 2 - Proposal Preparation	4 wks	Fri 2/28/25	Fri 3/28/25
17	Phase 2 - Proposal Review	2 wks	Fri 3/28/25	Fri 4/11/25
18	Phase 2 - Approved (executed amendment)	0 days	Fri 4/11/25	Fri 4/11/25
19	MILESTONES	136.7 wks	Mon 12/18/23	Thu 8/20/26
20	NTP - Validation Phase Proposal	0 wks	Mon 12/18/23	Mon 12/18/23
21	NTP - Validation Phase	0 days	Mon 3/4/24	Mon 3/4/24
22	NTP - Phase 1	0 wks	Mon 8/19/24	Mon 8/19/24
23	NTP - Phase 2	0 wks	Fri 4/11/25	Fri 4/11/25
24	GMP Established	0 wks	Fri 4/11/25	Fri 4/11/25
25	Substantial Completion	0 days	Thu 8/20/26	Thu 8/20/26
26	PROJECT DEFINITION AND VALIDATION	17.47 wks	Mon 3/11/24	Fri 7/12/24
27	PROJECT DEFINITION	17.29 wks	Mon 3/11/24	Thu 7/11/24
28	Site Investigations & Existing Conditions	14 wks	Mon 3/11/24	Mon 6/17/24
29	Site Survey	11.75 wks	Mon 3/11/24	Fri 5/31/24
30	Existing Information Review/Work Planning	3 wks	Mon 3/11/24	Fri 3/29/24
31	Onsite Investigation	4.38 wks	Mon 4/15/24	Tue 5/14/24
32	Phase 2 Report	4.75 wks	Mon 4/29/24	Fri 5/31/24
33	Geotechnical Investigation	11.75 wks	Mon 3/11/24	Fri 5/31/24
34	Existing Information Review/Work Planning	4 wks	Mon 3/11/24	Fri 4/5/24
35	Onsite Investigation	1 wk	Mon 4/22/24	Fri 4/26/24
36	Phase 2 Report	4.75 wks	Mon 4/29/24	Fri 5/31/24
37	Contamination - Initial Investigation	11.75 wks	Mon 3/11/24	Fri 5/31/24
38	Existing Information Review/Work Planning	4 wks	Mon 3/11/24	Fri 4/5/24
39	Onsite Investigation	1 wk	Mon 4/22/24	Fri 4/26/24
40	Phase 2 Report	4.75 wks	Mon 4/29/24	Fri 5/31/24
41	Site Verification	8 wks	Mon 3/11/24	Fri 5/3/24
42	Traffic Analysis	4 wks	Mon 5/20/24	Mon 6/17/24
43	Acoustical Baseline Study	1 wk	Mon 6/3/24	Fri 6/7/24
44	Other Tasks	9 wks	Mon 3/11/24	Fri 5/10/24
47	Other Meetings	9 wks	Mon 3/11/24	Fri 5/10/24
48	Weekly Meetings	9 wks	Mon 3/11/24	Fri 5/10/24
45	Risk Assessment	2 wks	Wed 4/17/24	Wed 5/1/24
46	Subcontractor & Diverse Business Outreach	2 wks	Wed 4/17/24	Wed 5/1/24
53	Program/Project Definition	5 wks	Mon 4/8/24	Fri 5/10/24
54	User Group Meetings	1.5 wks	Mon 4/8/24	Wed 4/17/24
55	Continuous Operations Planning	1 wk	Mon 4/22/24	Fri 4/26/24

Attachment A



MILESTONE SCHEDULE

ARLINGTON OPERATIONS CENTER

ID	Task Name	Duration	Start	Finish
56	County Facility Maintenance Engagement	1 wk	Mon 4/22/24	Fri 4/26/24
57	Sustainability Assessment	2 wks	Mon 4/29/24	Fri 5/10/24
58	Master Plan Development	7.9 wks	Wed 4/17/24	Fri 6/14/24
59	Develop Initial Cost Model	2 wks	Mon 4/22/24	Fri 5/3/24
60	Develop Initial Project Schedule	2 wks	Mon 4/22/24	Fri 5/3/24
61	Finalize Validation Plan	0 wks	Wed 5/15/24	Wed 5/15/24
49	AHJ Coordination	3.49 wks	Mon 6/17/24	Thu 7/11/24
50	Initial Discussions with City of Arlington	3.49 wks	Mon 6/17/24	Thu 7/11/24
51	Initial Discussions with City of Granite Falls	3.49 wks	Mon 6/17/24	Thu 7/11/24
52	Other AHJ Coordination	3.49 wks	Mon 6/17/24	Thu 7/11/24
62	PROJECT VALIDATION	7.97 wks	Wed 5/15/24	Fri 7/12/24
63	Weekly Team Meetings	7.94 wks	Fri 7/12/24	Fri 7/12/24
64	Conceptual Design Options	5.96 wks	Wed 5/15/24	Thu 6/27/24
65	Schedule Development & Validation	4.97 wks	Thu 5/30/24	Fri 7/5/24
66	Budget Validation	4.97 wks	Thu 5/30/24	Fri 7/5/24
67	Finalize Design Workplan	1 wk	Thu 6/13/24	Fri 7/5/24
68	Validation Report / Phase 1 Scope Definition	2.3 wks	Thu 6/20/24	Fri 7/12/24
69	Validation Report - Issued	0 wks	Fri 7/12/24	Fri 7/12/24
70	PHASE 1 DESIGN DEVELOPMENT	48 wks	Mon 8/19/24	Tue 7/29/25
71	30% DESIGN COMPLETION	16 wks	Mon 8/19/24	Wed 12/11/24
72	Prepare 30% Design Documents	12 wks	Mon 8/19/24	Tue 11/12/24
73	Estimate #1 - 30% Design Documents	3 wks	Tue 10/29/24	Tue 11/19/24
74	Value Analysis - 30% Design Documents	3 wks	Tue 11/12/24	Wed 12/4/24
75	County Review - 30% Design Documents	3 wks	Tue 11/19/24	Wed 12/11/24
76	60% DESIGN COMPLETION	17 wks	Tue 11/12/24	Fri 3/14/25
77	Sustainability Workshop	1 wk	Tue 11/12/24	Tue 11/19/24
78	Prepare 60% Design Completion Documents	12 wks	Tue 11/12/24	Fri 2/7/25
79	Prepare Building Demo Permit Submittal Package	4 wks	Tue 11/12/24	Wed 12/11/24
80	Prepare Site Demo & Grading Permit Submittal Package	4 wks	Tue 11/12/24	Wed 12/11/24
81	Prepare Site Development & ROW Permit Submittal Packages	6 wks	Tue 11/12/24	Thu 12/26/24
82	GMP Estimate - 60% Design Documents	4 wks	Fri 1/31/25	Fri 2/28/25
83	County Review - 60% Design Documents	4 wks	Fri 2/7/25	Fri 3/7/25
84	Value Analysis - 60% Design Documents	3 wks	Fri 2/21/25	Fri 3/14/25
85	CONSTRUCTION DOCUMENTS	24 wks	Fri 2/7/25	Tue 7/29/25
86	Prepare Early Package (Sitework, Utilities & Fnd) Permit Set CD's	7 wks	Fri 2/7/25	Fri 3/28/25
87	Prepare Building Permit Set Construction Documents	12 wks	Fri 2/7/25	Fri 5/2/25
88	County Review (Permit Set)	4 wks	Fri 5/2/25	Mon 6/2/25
89	Prepare 100% Construction Documents	8 wks	Fri 5/2/25	Mon 6/30/25
90	Estimate #3 - Prepare Estimate (PERMIT SET)	20 days	Fri 5/2/25	Mon 6/2/25
91	Estimate #3 (Cost Consultant) - Prepare Estimate (PERMIT SET)	20 days	Fri 5/2/25	Mon 6/2/25
92	Constructability Review (PERMIT SET)	15 days	Fri 5/2/25	Fri 5/23/25
93	Estimate #3 - Review/Reconcile/Budget Options (PERMIT SET)	5 days	Mon 6/2/25	Mon 6/9/25
94	County Review (100% CD's)	4 wks	Mon 6/30/25	Tue 7/29/25
95	PERMITTING PROCESS - AHJ	55 wks	Tue 9/3/24	Wed 10/1/25
96	TRAFFIC ANALYSIS	4 wks	Tue 9/3/24	Tue 10/1/24
98	SEPA PROCESS	4 wks	Wed 12/11/24	Fri 1/10/25
102	LAND USE PERMIT	16.6 wks	Fri 1/10/25	Wed 5/7/25
115	NPDES PERMIT	12 wks	Fri 3/28/25	Mon 6/23/25
118	WATER/SEWER PERMIT	8 wks	Fri 3/28/25	Fri 5/23/25
121	SITE DEVELOPMENT PERMITS	16 wks	Fri 3/28/25	Tue 7/22/25
124	OFFSITE / ROW PERMITS	12 wks	Fri 3/28/25	Mon 6/23/25

MILESTONE SCHEDULE

ARLINGTON OPERATIONS CENTER

ID	Task Name	Duration	Start	Finish	2024	2025	2026												
					Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
127	FOUNDATION PERMIT	18 wks	Fri 3/28/25	Tue 8/5/25															
130	PUBLIC/PRIVATE UTILITIES	13.6 wks	Fri 3/28/25	Thu 7/3/25															
134	DEMOLITION PERMIT	10.2 wks	Tue 3/11/25	Wed 5/21/25															
137	BUILDING PERMIT	20 wks	Fri 5/9/25	Wed 10/1/25															
140	HEALTH DEPARTMENT PERMIT	16 wks	Fri 5/9/25	Wed 9/3/25															
143	PROCUREMENT	29.6 wks	Fri 3/28/25	Mon 10/27/25															
144	Early Procurement (Site, Structural & Long Lead)	5.6 wks	Fri 3/28/25	Mon 5/7/25															
145	Early Procurement (Site, Structural & Long Lead) - Prep/Deliver Bid Documents	1 day	Fri 3/28/25	Mon 3/31/25															
146	Early Procurement (Site, Structural & Long Lead) - Prepare Bid Documents	7 days	Mon 3/31/25	Wed 4/9/25															
147	Early Procurement (Site, Structural & Long Lead) - Bid Advertisement	5 days	Wed 4/9/25	Wed 4/16/25															
148	Early Procurement (Site, Structural & Long Lead) - Bid Period	15 days	Wed 4/9/25	Wed 4/30/25															
149	Early Procurement (Site, Structural & Long Lead) - Award	5 days	Wed 4/30/25	Wed 5/7/25															
150	PROCUREMENT	24 wks	Wed 5/7/25	Mon 10/27/25															
151	Prepare/Submit/Approve/Fab/Deliver - Early Site Package	4 wks	Wed 5/7/25	Thu 6/5/25															
152	Prepare/Submit/Approve/Fab/Deliver - Long Lead Materials/Equip.	120 days	Wed 5/7/25	Mon 10/27/25															
153	Main Procurement	5.6 wks	Mon 6/30/25	Fri 8/8/25															
154	Main Procurement - Prep/Deliver Bid Documents	1 day	Mon 6/30/25	Tue 7/1/25															
155	Main Procurement - Prepare Bid Documents	7 days	Tue 7/1/25	Fri 7/11/25															
156	Main Procurement - Bid Advertisement	5 days	Fri 7/11/25	Fri 7/18/25															
157	Main Procurement - Bid Period	15 days	Fri 7/11/25	Fri 8/1/25															
158	Main Procurement - Award	5 days	Fri 8/1/25	Fri 8/8/25															
159	PHASE 2 CONSTRUCTION	61.4 wks	Tue 7/22/25	Fri 10/2/26															
160	SITE CONSTRUCTION	51 wks	Tue 7/22/25	Tue 7/21/26															
161	Site Select Demolition to Support Building Start	5 days	Tue 7/22/25	Tue 7/29/25															
162	Storm Detention Facility	3 mons	Tue 7/29/25	Wed 10/22/25															
163	UG Utilities (Storm, Water, Sewer, Gas, Elec.)	6 mons	Tue 7/29/25	Mon 1/19/26															
164	Grading/Misc Site Work	8 mons	Tue 8/26/25	Mon 4/13/26															
165	Hardscapes & Exterior Finishes	2 mons	Mon 4/13/26	Tue 6/9/26															
166	Landscaping	2 mons	Thu 5/7/26	Fri 7/3/26															
167	Punchlist	30 days	Tue 6/9/26	Tue 7/21/26															
168	AHJ Inspections & Approvals	10 days	Fri 7/3/26	Fri 7/17/26															
169	Substantial Completion - Site	0 days	Fri 7/17/26	Fri 7/17/26															
170	BUILDING CONSTRUCTION	53.4 wks	Tue 8/5/25	Thu 8/20/26															
171	Foundations, SOG, Underlab MEP RI	2.5 mons	Tue 8/5/25	Wed 10/15/25															
172	Structural System & Applicable MEP RI	2.5 mons	Wed 10/15/25	Fri 12/26/25															
173	Roofing & Flashings	1 mon	Wed 11/5/25	Thu 12/4/25															
174	Window Systems	1 mon	Wed 11/5/25	Thu 12/4/25															
175	Exterior Cladding Systems	2 mons	Wed 11/5/25	Mon 1/5/26															
176	Interior Framing, MEP RI, GWB, Tape and Finish	4 mons	Fri 12/26/25	Mon 4/20/26															
177	Interior Finishes	5 mons	Mon 2/23/26	Tue 7/14/26															
178	Start Up & Testing	2 mons	Tue 6/9/26	Tue 8/4/26															
179	AHJ Inspections & Approvals	1 mon	Thu 7/23/26	Thu 8/20/26															
180	Building Flush	0.5 mons	Tue 8/4/26	Tue 8/18/26															
181	Substantial Completion - Building	0 days	Thu 8/20/26	Thu 8/20/26															
182	Punch List	30 days	Tue 8/4/26	Wed 9/16/26															
183	Commissioning	2 mons	Tue 8/4/26	Wed 9/30/26															
184	County Move in / FFE Install	6 wks	Thu 8/20/26	Fri 10/2/26															
187	CLOSEOUT & WARRANTY	48 wks	Thu 8/20/26	Tue 7/27/27															
188	Administrative Closeout	60 days	Thu 8/20/26	Fri 11/13/26															
189	Warranty	12 mons	Thu 8/20/26	Tue 7/27/27															

Arlington Operations Center Validation Phase Diverse Business Inclusion Plan

Aspirational Goal:	25% overall (2% Validation & Design, 23% Construction)			
Goal Rationale:	We have focused our design team makeup around key expertise to successfully design for the unique site conditions as well as maintaining our Key Team Members who were a part of our RFQ. CGC has many trade partners and our outreach strategies are adding more every week to help reach construction goals while remaining competitive on pricing. Note that our potential inclusion rate is over 20% for all phases combined.			
Work Category	Phase	Anticipated % of Validation Amendment	Inclusion Strategy	Challenge
DEI Consulting	Validation	.50%	Key CGC Partner	None
Utility Locates	Validation	1.0%	Key CGC Partner	None
Project Marketing	Validation	.50%	Key CGC Partner	None
Printing	Validation	.25%	Key CGC Partner	None
Possible Total Anticipated %		2.25%		

Potential Diverse Business Participants for Validation Phase:

Ball & Son Excavation LLC
CR Construction
Demolition Solutions, LLC.
DMI Drilling Construction
His Hands Lawn Care & Services, Inc.
Johansen Construction Co.
Laser Underground & Earthworks, Inc.
Lithotex
Marshbank Construction, Inc.
Middle of Six
Molinas Construction Company, LLC.
Monarch Development
OMA Construction, Inc
Prime Core Contracting, LLC.
Salinas Construction Inc.
Subsurface Construction LLC
Sustain-A-Build-Itty, Inc.
Titan Earthwork, LLC.
Trinity Development Corporation
Nisqually Construction Services, LLC
Yates Consulting