

Agreement No. PDB01-23

Validation Plan Amendment to the Progressive Design-Build Contract for the Arlington Operation Center Redevelopment Project

This Validation Plan Amendment to the Progressive Design-Build Contract (“Validation Plan 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 to add the following exhibits:

1. **Exhibit G, Validation Phase Scope of Work**, attached hereto and by this reference made part of the Original Agreement.
2. **Exhibit H, Validation Phase Budget**, attached hereto and by this reference made part of the Original Agreement.

The Design-Builder’s total fee for the work authorized in this Validation Plan Amendment shall not exceed \$722,160.00.

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

SNOHOMISH COUNTY:

**CORNERSTONE GENERAL
CONTRACTORS, INC.**

Title: County Executive Ken Klein
 Executive Director

Title: Vice President

Approved as to form only:

Approved as to form only:

Deputy Prosecuting Attorney Date

Legal Counsel to the Contractor Date

**Exhibit G
Validation Phase
Scope of Work**

Amendment Summary

Amount	\$722,160* (Not to Exceed, includes DB Fee)
Phase Completion Date	June 28 th , 2024 (See Original Agreement, Attachment B, Project Estimated Schedule)
Scope of Work (Validation Phase)	Services to investigate site(s) conditions, validate goals and objectives, plan, conceptualize design, define project scope, and cost approach with various approved supporting activities. (see Detailed Scope Description below)

Detailed Scope Description

Details for the tasks and scopes of the Validation Phase are as follows. The Design Builder (“DB”) is responsible for all deliverables, resources, people, materials or similar, to complete the tasks for the stated not-to-exceed amount.

Task 1: Meetings

A. Weekly Project Progress Meetings

The DB and subcontracting team will plan and attend weekly project progress meetings. The DB will send meeting invites for **virtual meetings** to be held **each Tuesday from 1-2:30PM, unless otherwise agreed by the County**. The DB will be responsible for providing an agenda and reviewing materials **two (2) business days** prior to each progress meeting. Each distributed agenda will indicate the actions to be taken and requested input/feedback/decisions from the County, stakeholders, subject matter experts or similar. *The DB can invoice for the Key Team Member time involved in planning, hosting, and managing weekly meetings. No other costs are anticipated with this item.*

B. Other Meetings

The DB will also coordinate meetings with subject matter experts, authorities having jurisdiction (AHJs), County User Groups, Stakeholders or similar as needed during the Validation Phase. The DB will prepare a list of all entities, businesses, users, stakeholders or similar that will be engaged during validation. *The DB can invoice for Key Team Member time involved in planning, hosting, and managing meetings. No other costs are anticipated with this item.*

Task 2: Site Investigation and Current Conditions Assessment

The DB will itemize through a Critical Information List (CIL) all anticipated exploratory needs and investigations. The DB will conduct site investigation and current conditions assessment as needed to understand the requirements and options for development/redevelopment and use (e.g.,

survey, soil, existing documentation review, as-builts, etc.). The DB will investigate both the Arlington Operations and the Granite Falls sites. In accordance with the Contract Documents the DB shall prepare and baseline site conditions “report” that will be the basis of any changed conditions that may present during additional phases. *The DB can invoice for studies, reports, or similar analysis produced by subject matter experts or subconsultants as provided in the Validation Proposal. Meeting time needed by Key Team Members directly associated with Task 2 can be invoiced under Task 2. Key Team Members time and subcontractor/SME cost are anticipated. No other expenses are anticipated with this item.*

Task 3: Conceptual Design(s)

A. Site(s) Design

The DB, at a minimum, will provide initial or conceptual site design(s) for both Arlington Operations and Granite Falls. Arlington Operations will include a Master Plan outlining potential future phases of development and meet the requirements for the City of Arlington’s Master Site Plan. Additionally, the DB will provide options and ideas for Arlington site remediation.

B. Building/Facility Design

The DB will provide a conceptual or schematic design for the Arlington Operations Center (building/facilities) that will include options for space, use, maintenance, and similar within the County’s target budget. *The initial Design will include **LEED** planning and identification of necessary elements contemplated/being planned for US Green Building Council certification.*

C. Continuous Operations (design)

The DB will provide an initial or conceptual plan for continuous operations, which will, at a minimum, include options for temporary facilities and other identified potential “costs” of providing resources, infrastructure, etc. for County staff during construction.

The DB can invoice for Key Team Member time for design or meetings necessary to develop these conceptual or initial designs. No other costs are anticipated for this item.

Task 4: Project Work Plan, Schedule, and Cost Model

A. Project Schedule

The DB will develop an initial Project Schedule that will cover Phase 1 and Phase 2. The Project Schedule will be in a Gantt style Critical Path Method and format which will include, at minimum, project anticipated milestones, all tasks, and interconnectivities of both the DB, subcontractors, subconsultants, trade partners, vendors, AHJs and County to the extent that the activities are considered critical path.

B. Cost Model

The DB will develop an initial Project Cost Model which will be used to communicate all anticipated costs and expenditures related to and planning for a Guaranteed Maximum Price (GMP).

C. Project “Workbook”

The DB will develop and propose to the County a “master project tracking tool” that contains all critical project information, schedule, estimates and costs, work packages, subcontracting, procurement, and similar in one easy to access instrument that can be exchanged, opened, and commented by any Project Team member or Stakeholder. The County does not object to the use of the DB’s project management software but will not be able to have separate licenses or similar for use so the DB should anticipate any tracking and reporting to be able to be converted to an excel spreadsheet or similar acceptable document format. The County does not have Bluebeam, AutoCAD or similar and is unable to obtain the use of such applications and software.

D. Initial Permitting Plan

During Validation the DB will prepare an initial permitting plan. The plan will include a list of all known and likely permits on the project. The plan will list the authority having jurisdiction, the anticipated process, time, cost. Permitting, being on critical path, will be integrated into the project schedule for continuous review.

E. Subcontracting, Procurement, and Diverse Business Inclusion Plan

The DB has presented a Subcontracting and Inclusion Plan. During Validation, the County and the DB will formally agree to this Plan and any affirmative efforts and inclusion strategies for the project. In addition, the County would like to see *procurement, buy-out, subcontracting, and diverse business inclusion tracking* all in the same “space.” The DB and the County will agree together on the format. The County intends to discuss the subletting of all firms, companies, vendors, trade partners or similar on this Project and reserves the right to oversee or be involved in any procurement or buy-out, so the DB is requested to show a schedule and approach for any subcontractor, subconsultant, vendor or similar.

F. Risk Assessment

The DB shall prepare a project risk assessment in a format acceptable to the County. The Risk Assessment will include identified and anticipated risk items, possible mitigation strategies, and potential costs. The information will be used to form contingency within the GMP.

The DB can invoice for Key Team Member time for product development or meetings necessary to develop these conceptual or initial plans. No other costs are anticipated for this item.

Task 5: Reports and Phase 1 Proposal

A. Validation Report

The DB shall prepare a Validation Report which includes at least 1-2 options in all listed (above) task categories (excluding meetings) for the County to consider. The report should include an appendix with all reports, meeting minutes, agendas or similar work products obtained and used to present the County with options and recommendations. If the DB believes there is only one (1) viable option, then the DB should be prepared to explain the rationale and information obtained that led to that conclusion.

B. Phase 1 Proposal

With the Validation Report the DB shall propose a schedule, task list/workplan/deliverables, and cost for Phase 1 deliverables. The Phase 1 Proposal shall conform to the Scope of Services as required by Exhibit D of the Contract Documents. The Proposal shall be in a format acceptable to the owner and include all the DB and Key Team Members, DB team staff, subconsultants, and similar proposed to be included in Phase 1.

1. Exhibit D finalization

To prepare a proposal for Phase 1; Exhibit D – Scope of Services of the Contract Documents needs to be finalized. The DB must coordinate with the County for this task. At a minimum, the DB should provide the County with a working document with suggested edits and/or notes in the margins with suggested updates.

The DB can invoice for Key Team Member time for product development or meetings necessary to develop these conceptual or initial plans. No other costs are anticipated for this item.

ADDITIONAL ITEMS

Bond

A Payment and performance bond for the full amount of the Amendment is required. A Notice to Proceed for this phase shall not be issued until the County has received an original bond as required under *Section 11.2 of the Original Agreement*.

Prior to Work-On-Site

The DB will provide notice to the County prior to any work on either site, including, but not limited to, survey, testing and sampling, soil disturbance, use of heavy equipment or similar. All on-site activities must be coordinated with County Road and Bridge Operations. The DB should strive to provide a request to access the *Arlington Operations Site* 2 weeks' prior and should plan so there is a little to no disturbance to County operations. This may include performing site investigations during crew shift changes, after hours, or similar. The DB is responsible for any permits that may be required to perform such activities and to identify subcontractors and classified, trade labor to be used. Although not anticipated to be necessary, the County reserves the right to require an Apprentice Utilization Plan for those activities if such work becomes significant.

Invoicing

During the Validation Phase, the DB may invoice the County once per month. Unless otherwise agreed by both County and DB, invoices will be due on the 5th of the month for the previous months completed work. The DB will submit each invoice with an approved cover sheet that itemizes each task the allocated amount spent, left to spend and any overages anticipated, along with any backup documentation appropriate to detail the expenses and completed work. (See Attachment A for Example Coversheet) Backup could be, but not limited to, timesheets, subcontractor invoices, subconsultant invoices, and receipts for any pass-through costs. At a minimum, the DB will review the draft application for payment with the project team at the last weekly progress meeting of the month before it is submitted to the County for processing.

Diverse Business

During the Validation Phase, Design Build Team will work to meet the Diverse Business requirements and specified in the Contract Documents and outlined in Attachment C.

Attachment A
Invoice Cover Sheet Example

Arlington Operations Center Redevelopment Project PDB

Contract No. PDB 01-23

PAYMENT APPLICATION COVER PAGE

Invoice Submittal Date: _____

Invoice Period: _____

Invoice No.: (sequential) _____

Amendment/Phase: **Validation**

Award Not to Exceed Amount: **\$722,160.00**

Task	Description	Amount Allocation	Billed This Invoice	Previously Invoiced	Remaining
1.A	Progress Weekly Meetings				
1.B	Other meetings				
2	Site Investigations				
3.A	Site Conceptual Design				
3.B	Building/Facility Conceptual				
3.C	Continuous Operations Conceptual				
4.A	Project Schedule				
4.B	Cost Model				
4.C	Project Workbook				
4.D	Initial Permitting				
4.E	Subs, Procurement, DEI				
4.F	Initial Risk Assessment				
5.A	Validation Report				
5.B	Phase 1 Proposal				
5.B.1	Exhibit D Finalization				
Pass					
Other					
Totals					

Notes, Comments, and Justifications:

Attachments:

- Time
- Subcontractor Invoices
- Pass-Through Costs

Attachment B Project Estimated Schedule

ARLINGTON OPERATIONS CENTER						VALIDATION SCHEDULE												
ID	Task Name	Duration	Start	Finish	Cost	Comments	2024			2025			2026					
1	ARLINGTON OPERATIONS CENTER	175.8 wks	Mon 10/2/23	Wed 3/10/27	\$722,205.00													
2	D/B AGREEMENT PROCESS	60.4 wks	Mon 10/2/23	Thu 12/5/24	\$0.00													
3	DESIGN-BUILD CONTRACT	7 wks	Mon 10/2/23	Fri 11/17/23	\$0.00													
4	Design-Build Contract - Negotiations	35 days	Mon 10/2/23	Fri 11/17/23	\$0.00													
5	Design-Build Contract - Approved (executed amendment)	0 days	Fri 11/17/23	Fri 11/17/23	\$0.00													
6	VALIDATION PHASE AMENDMENT	6.6 wks	Mon 12/18/23	Fri 2/2/24	\$0.00													
7	Validation Phase - Proposal Preparation	3 wks	Mon 12/18/23	Tue 1/9/24	\$0.00													
8	Validation Phase - Proposal Review	1 wk	Wed 1/10/24	Tue 1/16/24	\$0.00													
9	Partnering Session - Kickoff	0 wks	Fri 1/19/24	Fri 1/19/24	\$0.00													
10	Validation Phase - Amendment Issued	0 wks	Fri 2/2/24	Fri 2/2/24	\$0.00													
11	PHASE 1 AMENDMENT	6 wks	Mon 4/29/24	Mon 6/10/24	\$0.00													
12	Phase 1 - Proposal Preparation	4 wks	Mon 4/29/24	Fri 5/24/24	\$0.00													
13	Phase 1 - Proposal Review	2 wks	Tue 5/28/24	Mon 6/10/24	\$0.00													
14	Phase 1 - Amendment Issued	0 wks	Mon 6/10/24	Mon 6/10/24	\$0.00													
15	PHASE 2 AMENDMENT (GMP APPROVALS)	6 wks	Thu 10/24/24	Thu 12/5/24	\$0.00													
16	Phase 2 - Proposal Preparation	4 wks	Thu 10/24/24	Wed 11/20/24	\$0.00													
17	Phase 2 - Proposal Review	2 wks	Thu 11/21/24	Thu 12/5/24	\$0.00													
18	Phase 2 - Approved (executed amendment)	0 days	Thu 12/5/24	Thu 12/5/24	\$0.00													
19	MILESTONES	117 wks	Mon 12/18/23	Thu 4/2/26	\$0.00													
20	NTP - Validation Phase Proposal	0 wks	Mon 12/18/23	Mon 12/18/23	\$0.00	*Milestone*												
21	NTP - Validation Phase	0 days	Fri 2/2/24	Fri 2/2/24	\$0.00	*Milestone*												
22	NTP - Phase 1	0 wks	Mon 6/10/24	Mon 6/10/24	\$0.00	*Milestone*												
23	NTP - Phase 2	0 wks	Thu 12/5/24	Thu 12/5/24	\$0.00	*Milestone*												
24	GMP Established	0 wks	Thu 12/5/24	Thu 12/5/24	\$0.00	*Milestone*												
25	Substantial Completion	0 days	Thu 4/2/26	Thu 4/2/26	\$0.00	*Milestone*												
26	PROJECT DEFINITION AND VALIDATION	15 wks	Mon 2/5/24	Fri 5/17/24	\$722,205.00													
27	PROJECT DEFINITION	9 wks	Mon 2/5/24	Fri 4/5/24	\$523,940.00													
28	Site Investigations & Existing Conditions	8 wks	Mon 2/5/24	Fri 3/29/24	\$290,215.00													
29	Site Survey	8 wks	Mon 2/5/24	Fri 3/29/24	\$60,492.00													
30	Geotechnical Investigation	8 wks	Mon 2/5/24	Fri 3/29/24	\$58,790.00													
31	Contamination - Initial Investigation	8 wks	Mon 2/5/24	Fri 3/29/24	\$98,572.00													
32	Site Verification	8 wks	Mon 2/5/24	Fri 3/29/24	\$41,903.00													
33	Traffic Analysis	5 wks	Mon 2/5/24	Fri 3/8/24	\$25,655.00													

ARLINGTON OPERATIONS CENTER						VALIDATION SCHEDULE												
ID	Task Name	Duration	Start	Finish	Cost	Comments	2024			2025			2026					
34	Acoustical Baseline Study	1 wk	Mon 2/5/24	Fri 2/9/24	\$4,803.00													
35	Other Tasks	9 wks	Mon 2/5/24	Fri 4/5/24	\$42,997.00													
36	Risk Assessment	2 wks	Mon 2/26/24	Fri 3/8/24	\$9,431.00													
37	Subcontractor & Diverse Business Outreach	2 wks	Mon 2/26/24	Fri 3/8/24	\$10,704.00													
38	Other Meetings	9 wks	Mon 2/5/24	Fri 4/5/24	\$11,830.00													
39	Weekly Meetings	9 wks	Mon 2/5/24	Fri 4/5/24	\$11,032.00													
44	Program/Project Definition	7 wks	Mon 2/5/24	Fri 3/22/24	\$74,649.00													
45	User Group Meetings	3 wks	Mon 2/5/24	Fri 2/23/24	\$16,147.00													
46	Continuous Operations Planning	1 wk	Mon 2/26/24	Fri 3/1/24	\$17,900.00													
47	County Facility Maintenance Engagement	1 wk	Mon 2/26/24	Fri 3/1/24	\$9,047.00													
48	Sustainability Assessment	2 wks	Mon 3/11/24	Fri 3/22/24	\$13,874.00													
40	AHJ Coordination	3 wks	Mon 2/26/24	Fri 3/15/24	\$13,725.00													
41	Initial Discussions with City of Arlington	1 wk	Mon 2/26/24	Fri 3/1/24	\$9,000.00													
42	Initial Discussions with City of Granite Falls	1 wk	Mon 3/4/24	Fri 3/8/24	\$1,500.00													
43	Other AHJ Coordination	2 wks	Mon 3/4/24	Fri 3/15/24	\$3,225.00													
50	Develop Initial Cost Model	2 wks	Mon 2/26/24	Fri 3/8/24	\$9,724.00													
51	Develop Initial Project Schedule	2 wks	Mon 2/26/24	Fri 3/8/24	\$9,450.00													
49	Master Plan Development	4 wks	Mon 3/11/24	Fri 4/5/24	\$83,180.00													
52	Finalize Validation Plan	0 wks	Fri 4/5/24	Fri 4/5/24	\$0.00													
53	PROJECT VALIDATION	6 wks	Mon 4/8/24	Fri 5/17/24	\$198,265.00													
54	Weekly Team Meetings	6 wks	Mon 4/8/24	Fri 5/17/24	\$7,613.00													
55	Conceptual Design Options	4 wks	Mon 4/8/24	Fri 5/3/24	\$118,024.00													
56	Schedule Development & Validation	3 wks	Mon 4/22/24	Fri 5/10/24	\$5,023.00													
57	Budget Validation	3 wks	Mon 4/22/24	Fri 5/10/24	\$19,499.00													
58	Finalize Design Workplan	0 wks	Fri 5/3/24	Fri 5/3/24	\$13,887.00													
59	Validation Report / Phase 1 Scope Definition	2 wks	Mon 5/6/24	Fri 5/17/24	\$34,219.00													
60	Validation Report - Issued	0 wks	Fri 5/17/24	Fri 5/17/24	\$0.00													
61	PHASE 1 DESIGN DEVELOPMENT	36 wks	Tue 6/11/24	Mon 2/24/25	\$0.00	SCHEDULE PLACEHOLDER												
86	PERMITTING PROCESS - AHJ	39 wks	Tue 6/25/24	Mon 3/31/25	\$0.00	SCHEDULE PLACEHOLDER												
134	PROCUREMENT	29.6 wks	Thu 11/14/24	Fri 6/13/25	\$0.00	SCHEDULE PLACEHOLDER												
150	PHASE 2 CONSTRUCTION	60.4 wks	Tue 3/11/25	Thu 5/14/26	\$0.00	SCHEDULE PLACEHOLDER												
178	CLOSEOUT & WARRANTY	48 wks	Fri 4/3/26	Wed 3/10/27	\$0.00	SCHEDULE PLACEHOLDER												

Attachment C
Validation Phase Diverse Business Plan



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

Exhibit H Validation Phase Budget

Item	Total Proposal	Primary Site	Granite Falls Site
Cornerstone General Contractors, Inc.	\$ 174,945	\$ 148,703	\$ 26,242
Dykeman Architects & Subconsultants	\$ 521,045	\$ 496,232	\$ 24,813
Subtotal	\$ 695,989	\$ 644,935	\$ 51,055
Design Builder Fee – 3.76%	\$ 26,169	\$ 24,250	\$ 1,920
Total	\$ 722,160	\$ 669,185	\$ 52,975

Arlington Operations Center
Project Definition Workplan
January 10, 2024



Project Definition Duration:

Start	Finish	# of Mos	# of Wks
01/29/24	03/29/24	2.00	8.67

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 (2hrs/mtg & prep)	50	18	9		9	9	5			\$ 6,492
AHJ Meetings and Discussions	24	8			8	8				\$ 3,065
Other Meetings (Community, design, board mtgs, ect...)	40	8	8		8	8	8			\$ 4,991
Develop Project Charter	16	16								\$ 2,303
County Needs Assessment	27	18				9				\$ 3,679
Develop Initial Cost Model	80	16	40	24						\$ 9,724
Develop Initial Project Schedule	64	32			16	16				\$ 8,433
Project Risk Assessment	56	16	8		16	16				\$ 7,185
Stakeholder Engagement	25	16				9				\$ 3,391
Initial Master Site Development Plan	64	16			16	16		16		\$ 8,262
Site Investigations & As-Built Verifications	56	16	8		16	16			\$ 10,000	\$ 17,185
Sustainability Plan	24	8			8	8				\$ 3,065
Initial Continuous Operations Assessment & Plan	58	16			16	16		10		\$ 7,462
Diverse Business Outreach & Plan	80	8	8	8	8	8	40			\$ 9,191
BIM Execution Plan	24	8	8		8					\$ 3,153
Total Hours	688	220	89	32	129	139	53	26		
Hourly Rate		\$ 143.95	\$ 131.88	\$ 89.38	\$ 118.24	\$ 120.91	\$ 108.91	\$ 133.27		
Total Amount		\$ 31,698	\$ 11,751	\$ 2,860	\$ 15,265	\$ 16,819	\$ 5,723	\$ 3,465	\$ 10,000	\$ 97,580
Primary Site		\$ 26,943	\$ 9,988	\$ 2,431	\$ 12,975	\$ 14,296	\$ 4,865	\$ 2,945	\$ 8,500	\$ 82,943
Granite Falls Site		\$ 4,755	\$ 1,763	\$ 429	\$ 2,290	\$ 2,523	\$ 858	\$ 520	\$ 1,500	\$ 14,637

Arlington Operations Center
Project Validation Workplan
January 10, 2024



Validation Duration:

Start	Finish	# of Mos	# of Wks
04/01/24	05/10/24	1.30	5.63

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 Validation										
Weekly Team Meetings (2hrs/mtg & prep)	29	10	5		5	5	3			\$ 3,710
AHJ Meetings and Discussions	24	8			8	8				\$ 3,065
Other Meetings (Community, design, board mtgs, ect...)	40	8	8		8	8	8			\$ 4,991
Updated Cost Model	160	20	80	60						\$ 18,792
Updated Project Schedule	32	16			8	8				\$ 4,216
Updated Risk Assessment	32	8	8		8	8				\$ 4,120
Continued Stakeholder Engagement	16	8			8	8				\$ 2,119
Preliminary Design Concepts & Narrative	64	24			8	16		16		\$ 8,468
Site Investigations & As-Built Verifications	32	8	8		8	8			\$ 5,000	\$ 9,120
Updated Sustainability Plan	24	8			8	8				\$ 3,065
Updated Continuous Operations Assessment & Plan	40	8			8	16		8		\$ 5,098
Continued Diverse Business Outreach & Plan	64	8	8	8	8	8	24			\$ 7,449
Preliminary Design BIM	24	8	8		8					\$ 3,153
Total Hours	581	142	125	68	85	101	35	24		
Hourly Rate		\$ 143.95	\$ 131.88	\$ 89.38	\$ 118.24	\$ 120.91	\$ 108.91	\$ 133.27		
Total Amount		\$ 20,498	\$ 16,511	\$ 6,078	\$ 10,074	\$ 12,236	\$ 3,768	\$ 3,198	\$ 5,000	\$ 77,365
Primary Site		\$ 17,424	\$ 14,035	\$ 5,166	\$ 8,563	\$ 10,401	\$ 3,203	\$ 2,719	\$ 4,250	\$ 65,760
Granite Falls Site		\$ 3,075	\$ 2,477	\$ 912	\$ 1,511	\$ 1,835	\$ 565	\$ 480	\$ 750	\$ 11,605

Design Partners and Subconsultants

Architectural	Dykeman Architects	Tim Jewett, Trish Sherman, Tom Hudson	\$120,000
Structural	Reid Middleton	Paul Crocker	\$2,898
Civil	Reid Middleton	Mark Davis	\$29,486
Mechanical	Hargis	Brian Cawley	\$24,288
Electrical	Hargis	Brendon Inman	\$36,984
Facility Planning	Facility Planning Solutions	Chris Matthews	\$50,508
Landscape	Fora	Andy Rasmussen	\$10,684
Land Use	Shockey	Camie Anderson	\$6,883
Traffic Analysis	Transpo Group	Mike Swenson	\$24,725
Acoustical	Stantec	Tara Damschen	\$4,629
Environmental*	TRC*	Jerry Boyd*	\$95,000
Geotech	AESI	Kurt Merriman	\$56,660
Surveyor	SAM / Axis	Bruce Bailey	\$58,300
TOTAL DESIGN PARTNER & SUBCONSULTANTS			\$521,045

Arlington Operations Center
Project Definition Workplan
January 18, 2024

Project Definition Duration:

Start	Finish	# of Mos	# of Wks
01/29/24	03/29/24	2.00	8.67



Description	Cumulative Hours	Trish Sherman (Design Manager)	Tim Jewett (PIC)	Project Architect	Design Staff	Interior Designer	Graphic Designer	Specifications	Reimbursable Expenses	Total
Project Definition										
Weekly Team Meetings (2hrs/mtg & prep)	20	12		8						\$ 4,140
AHJ Meetings and Discussions	16	8		8						\$ 3,280
Other Meetings (Community, design, board mtgs, ect...)	26	8	2	8		8			\$ 1,000	\$ 6,410
Develop Project Charter	2	2					2			\$ 710
County Needs Assessment	24	16				8				\$ 5,040
Develop Initial Cost Model	2	1	1							\$ 480
Develop Initial Project Schedule	3	1	1	1						\$ 675
Project Risk Assessment	9	4	1	4						\$ 1,905
Stakeholder Engagement	56	16	4	8	4	20	4		\$ 1,000	\$ 12,170
Initial Master Site Development Plan	50	16	2	16	12		4			\$ 9,300
Site Investigations & As-Built Verifications	40	8		16	16					\$ 7,040
Sustainability Plan	16	4	2	4	3	3				\$ 3,183
Initial Continuous Operations Assessment & Plan	12	6		4	2					\$ 2,345
Diverse Business Outreach & Plan	5	4	1							\$ 1,125
BIM Execution Plan	12	4		4	4					\$ 2,190
Total Hours	293	110	14	81	41	39	10	-	-	\$ 59,993
Hourly Rate		\$ 215.00	\$ 265.00	\$ 195.00	\$ 137.50	\$ 200.00	\$ 140.00	\$ 175.00	\$ 2,000	\$ 59,993
Total Amount		23,650	3,710	15,795	5,638	7,800	1,400	-	1,700	50,994
Primary Site		20,103	3,154	13,426	4,792	6,630	1,190	-	1,700	50,994
Granite Falls Site		\$ 3,548	\$ 557	\$ 2,369	\$ 846	\$ 1,170	\$ 210	\$ -	\$ 300	\$ 8,999

Arlington Operations Center
Project Validation Workplan
January 18, 2024

Validation Duration:

Start	Finish	# of Mos	# of Wks
04/01/24	05/10/24	1.30	5.63



Description	Cumulative Hours	Trish Sherman (Design Manager)	Tim Jewett (PIC)	Project Architect	Design Staff	Interior Designer	Graphic Designer	Specifications	Reimbursable Expenses	Total
Project Validation										
Weekly Team Meetings (2hrs/mtg & prep)	18	8		5		5				\$ 3,628
AHJ Meetings and Discussions	16	8		8						\$ 3,280
Other Meetings (Community, design, board mtgs, ect...)	28	8	2	8	2	8			\$ 1,000	\$ 6,685
Updated Cost Model	-	-	-	-	-	-	-	-	-	\$ -
Updated Project Schedule	3	2		1						\$ 625
Updated Risk Assessment	9	4	1	4						\$ 1,905
Continued Stakeholder Engagement	56	16	4	8	4	20	4		\$ 1,000	\$ 12,170
Preliminary Design Concepts & Narrative	78	24	2	16	16	16	4			\$ 14,770
Site Investigations & As-Built Verifications	40	8		16	16					\$ 7,040
Updated Sustainability Plan	18	4	4	4	3	3				\$ 3,713
Updated Continuous Operations Assessment & Plan	12	6		4	2					\$ 2,345
Continued Diverse Business Outreach & Plan	5	4	1							\$ 1,125
Preliminary Design BIM	16	4		4	8					\$ 2,740
Total Hours	299	96	14	78	51	52	8	-	-	\$ 60,025
Hourly Rate		\$ 215.00	\$ 265.00	\$ 195.00	\$ 137.50	\$ 200.00	\$ 140.00	\$ 175.00	\$ 2,000	\$ 60,025
Total Amount		20,533	3,710	15,210	7,013	10,440	1,120	-	1,700	51,021
Primary Site		17,453	3,154	12,929	5,961	8,874	952	-	1,700	51,021
Granite Falls Site		\$ 3,080	\$ 557	\$ 2,282	\$ 1,052	\$ 1,566	\$ 168	\$ -	\$ 300	\$ 9,004

	Mechanical			Electrical			Telecommunications/Security			total
	principal	project manager	designer	principal	project manager	designer	principal	project manager	designer	
	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	
Project Definition & Project Validation Phase										
Meetings (5)	6	10		6	10		5			\$ 5,920
Program technical review & coordination	6	8		6	8		3			\$ 4,960
Preliminary site planning review & coordination	4	8		4	8		3			\$ 4,320
Preliminary building massing review & coordination	5	8		5	8		3			\$ 4,640
Preliminary system options review & coordination	5	8		5	8		3			\$ 4,640
Preliminary Sustainability/LEED assessment	6	6		6	6					\$ 3,840
Review and analyze system options with DB and Stakeholder team	6	6		6	6		4			\$ 4,480
Provide basis of design narratives for systems for selected system	4	4		4	4		4			\$ 3,200
Owner Project Requirements										
Meetings (1)	4	4		4	4		4			\$ 3,200
Review and document current owner standards	4	8		3	5		10			\$ 4,800
Review and document existing maintenance requirements	4	8		3	5		10			\$ 4,800
Utility Master Planning										
Meetings (2)					4	4		4		\$ 1,920
Coordination with service providers to identify points of connection					4	8		4		\$ 2,560
Narrative and site routing diagrams for cost analysis & coordination					4	6		4		
Master plan concepts for coordination with civil and service providers					4	6		4		
ROM Electrical loads for site master plan full buildout					2	6		4		
total hours	54	78	0	70	102	0	69	0	0	---
total fee	\$ 8,640	\$ 12,480	\$ -	\$ 11,200	\$ 16,320	\$ -	\$ 11,040	\$ -	\$ -	\$ 53,280

Facility Planning Solutions

No.	Activity Month/Quarter=>	staff	2024												2025				total hours	rate/ hour	fee
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov.	Dec.	Q1	Q2	Q3	Q4			
1	Project Definition	PM	8	8	4														20	\$210	\$4,200
		PE	80	40	20														140	\$155	\$21,700
2	Project Validation	PM			4	8													12	\$210	\$2,520
		PE			60	40													100	\$155	\$15,500
3	Design Development	PM																	0	\$210	\$0
		PE																	0	\$155	\$0
4	Construction Administration	PM																	0	\$210	\$0
		PE																	0	\$155	\$0
Total Fee Estimate																				\$43,920	

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

Shockey Planning

Service	Rate	Hours	Total
Principal	\$ 200.00	6	\$ 1,200.00
Senior Wetland	\$ 170.00		\$ -
Wetland Biologist	\$ 135.00		\$ -
Senior Planner	\$ 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	24	\$ 2,160.00
Clerical	\$ 75.00	5	\$ 375.00
Total		50	\$ 5,985.00



**ARLINGTON OPERATIONS CENTER
PROJECT VALIDATION WORKPLAN**

VALIDATION DURATION:	START	FINISH	# OF MOS	Approx. # OF WKS
	1/29/2024	3/29/2024	2	8 to 12

PROJECT VALIDATION PHASE	CUMULATIVE HOURS	ANDY RASMUSSEN (PRINCIPAL)	LEO LEBRUN (PROJECT MANAGER)	ALEECE MOUNT (SUPPORT STAFF / DESIGNER)	TOTAL
Assist with site analysis and review program requirements.	4	2	2	0	\$ 700.00
Attend meetings and stakeholder engagement.	5	2	3	0	\$ 870.00
Assist with preliminary site and masterplan design concepts and narratives.	39	4	15	20	\$ 5,670.00
Generate conceptual landscape plan options.	15	0	5	10	\$ 2,050.00
Total Hours	63	8	25	30	
Hourly Rate		\$ 180.00	\$ 170.00	\$ 120.00	
Total Amount		\$ 1,440.00	\$ 4,250.00	\$ 3,600.00	\$ 9,290.00

**STANTEC
Acoustical**

Acoustics Validation Items	Cumulative Hours	Principal	Senior Associate	Acoustician
Exterior Site Measurements & Data Analysis	9		3	6
Exterior Site Findings Report	3		1	2
Preliminary Design Narrative	5	1	4	
Team Coordination Meeting	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

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.

	Project Manager	QC	Senior Engineer	Project Engineer	Project Engineer	Analyst	CAD/ Graphics	Admin	Sub Name	Sub Name
Initials	MUS	DGM	BLA	LEH	VM	TL	CD	AMC	JH	CD
job title	Prin L7	Prin L7	AnyL L4	AnyL L1	Eng L3	Eng L4	PA L4	PA L5	Dir L6	PA L4
billing rate	\$280.00	\$280.00	\$168.71	\$116.57	\$162.21	\$194.66	\$130.00	\$130.00	\$195.00	\$130.00

Labor:

Work Task	Project Manager	QC	Senior Engineer	Project Engineer	Project Engineer	Analyst	CAD/ Graphics	Admin	Sub Name	Sub Name	Hours	Billing
1 Task 1 - TIA											0	\$0
2 Technical Analysis	8		8	45				2			63	\$9,095
3 Documentation	4.5		5	12							21.5	\$3,502
4											0	\$0
5 Task 2 - Meetings/Coordination											0	\$0
6 Team Meetings	6		4								10	\$2,355
7 County Meetings	4										4	\$1,120
8											0	\$0
9											0	\$0
10 Task 3 - Site Design Assistance											0	\$0
11 Site Circulation Review	4		4	4							12	\$2,261
12 Auto-Turn Studies	2				10						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	28.6	0	21	61	10	0	0	2	0	0	Quation Error	
Labor Costs	\$7,880	\$0	\$3,643	\$7,110	\$1,822	\$0	\$0	\$280	\$0	\$0		\$20,616.68

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. MIPS 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

\$21,616.68
Rounded to \$21,500.00

Arlington Operations Center Redevelopment

20240001E001
1/18/2024



ARLINGTON SITE								
Description	Cumulative Hours	Principal	Senior Engineer	Field Staff	GIS/Word Processing	AESI Expenses	Subcontractor Fee	Total
Project Coordination and Doc Review	6.5		6.5					\$1,495.00
Site Visit Utility Locate	3.5		0	3.5			\$350.00	\$568.75
Field work - Infiltration Test and Pits	23.5	1	1	21.5			\$4,870.00	\$4,018.75
Field work - Borings and Well	16.5	1	0.5	15		\$885	\$9,450.00	\$2,847.50
Water Level Monitoring	14.5	1	0	13.5				\$2,488.75
Engineering and Report	31.5	4	8.5	14	5			\$6,010.00
Laboratory						\$1,000.00		\$1,000.00
Total Hours	96	7	16.5	67.5	5			
Hourly Rate		\$295.00	\$230.00	\$162.50	\$120.00			
Total Amount		\$2,065.00	\$3,795.00	\$10,968.75	\$600.00	\$1,885.00	\$14,670.00	\$33,983.75
							Adjustment	-3.75
							Adjusted Total	\$33,980.00

GUN CLUB ROAD SITE								
Description	Cumulative Hours	Principal	Senior Engineer	Field Staff	GIS/Word Processing	AESI Expenses	Subcontractor Fee	Total
Project Coordination and Doc Review	5		3	2				\$1,015.00
Site Visit Utility Locate	3.5		0	3.5			\$350.00	\$568.75
Field work - Infiltration Test and Pits	23.5	1	1	21.5			\$4,870.00	\$4,018.75
Field work - Borings and Well	3	0	0	3			\$1,500.00	\$487.50
Water Level Monitoring	14.5	1	0	13.5		\$885.00		\$2,488.75
Engineering and Report	29	4	7	13	5			\$5,502.50
Laboratory						\$1,000.00		\$1,000.00
Total Hours	78.5	6	11	56.5	5			
Hourly Rate		\$295.00	\$230.00	\$162.50	\$120.00			
Total Amount		\$1,770.00	\$2,530.00	\$9,181.25	\$600.00	\$1,885.00	\$6,720.00	\$22,686.25
							Adjustment	-6.25
							Adjusted Total	\$22,680.00