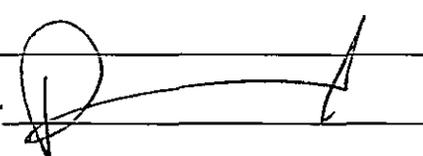


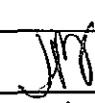
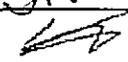
CITY OF PALMER ACTION MEMORANDUM No. 08-055

SUBJECT: Authorize the City Manager to Negotiate and Enter into a Professional Services Agreement with Hattenburg, Dilley & Linnell in the Amount of \$394,652 to Perform Professional Design and Bid Phase Services for the Blueberry Area Water and Street Improvements

AGENDA OF: July 22, 2008

Authorized

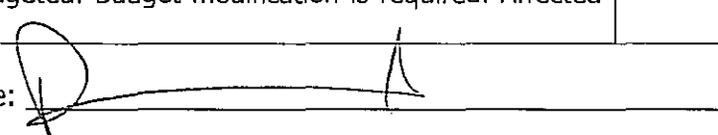
Approved for presentation by B. B. Allen, City Manager 

Route To:	Department/Individual:	Initials:	Remarks:
X	Originator – Public Works		
X	City Clerk		
X	City Attorney		
	Director of Public Safety		
	Director of Administration		
	Director of Community Services		
	Director of Public Works		

Attachment(s): Hattenburg, Dilley & Linnell Fee Proposal for Engineering Services dated July 9, 2008

Finance Director's Certification of Funds:

	No fiscal impact.	
X	Funds are budgeted from this account number:	Sec Am 08-026
	Funds are not budgeted. Budget modification is required. Affected account number:	

Finance Director Signature: 

Summary statement: Hattenburg, Dilley & Linnell Engineering Consultants (HDL) have served as the City's engineer on the continuing replacement of steel water mains throughout the City. The next phase of the project is slated for the 2009 construction season in the Blueberry Street area. HDL has submitted a fee proposal for the design and engineering services for the project in the amount of \$394, 652.00. The project will replace approximately 3,620 lineal feet of water main and improve approximately 4,385 lineal feet of roadway. The attached document describes the scope of work and contains a map showing the proposed location of the improvements.

Funding for the project will consist of Alaska Department of Environmental Conservation (ADEC) grants, a grant through the Alaska Department of Commerce, Community and Economic Development, and potential grants from the Matanuska Susitna Borough Dust Control program and the Federal Environmental Protection Agency or a loan from the ADEC. It is also expected that a Special Assessment District will be initiated to help pave gravel roads.

Administration recommendation: Approve action memorandum 08-055.

July 9, 2008

File: 78-050

Greg Wickham, Acting Public Works Director
Sara Jansen, Public Works Administrator
City of Palmer
231 West Evergreen Avenue
Palmer AK 99645

Re: Fee Proposal for Engineering Services
Blueberry Area Water and Street Improvements - City of Palmer

Dear Mr. Wickham and Ms. Jansen:

Hattenburg Dilley & Linnell (HDL) is pleased to present this fee proposal for design phase engineering services for the Blueberry Area Water and Street Improvements project. The primary project area is northeast of the city center, between Arctic and Cottonwood Avenues on the north and south and Denali and Alaska Streets on the east and west. The affected streets are shown on the attached Figure 1. The proposed project is identified in Palmer's "Programs for Progress" and is consistent with the water system improvements and street paving program projects identified for construction in 2009.

The Blueberry project area has a mixture of residential and commercial uses. Recent construction of multi-family housing on Bonanza Street and the expansion of commercial development in the city center, as well as the Palmer Skateboard Facility and anticipated construction of a walking trail along the railroad corridor, have and will continue to increase vehicle and pedestrian traffic in the area and have increased the demand on the water system. All streets in the project area are gravel with no sidewalks and little or no street lighting. The additional traffic causes deterioration of the road surface and increased maintenance requirements, dust and air pollution, and increased safety concerns for pedestrians. The 50-year old steel water mains are undersized for the existing land use and are in poor condition. Fortunately, City maintenance personnel have not had to repair any significant leaks in the area, however replacement of pipe in adjacent areas indicates that the pipe is deteriorated and substantial leaks are imminent. Replacement parts for the fire hydrants in the area are no longer available. The needed improvements include replacement of the water mains, hydrants and services, extension of the storm drain collection system, subgrade replacement and paving, handicap accessible sidewalks, and installation of street lighting.

Included in the project area is an at-grade crossing of the Alaska Railroad Corporation (ARRC) track at Blueberry Avenue. This track is very rarely used and the current end of track is about 250 feet past the crossing. We will coordinate with ARRC to determine if the crossing should be maintained or if the track can be removed with ARRC's agreement to a future at-grade crossing at Dogwood Avenue.

Scott Hattenburg, PE

Lorie Dilley, PE/CPG

Dennis Linnell, PE

David Lundin, PE

The project includes replacing the water main in the alley between Chugach Street and Denali Street, north of Blueberry Avenue. The alley is only 20 feet wide and also includes

overhead power lines and underground telephone lines. Replacement of the water main within the alley will likely require relocating utilities and obtaining temporary construction easement. We will investigate if there are alternatives to replacing the main in the alley, such as constructing a new main in Valley Way and relocating private services, and recommend to the City of the most feasible alternative.

Also included in the project is the replacement of a 10-inch steel water main between Elmwood Avenue and Dahlia Avenue, along the Eklutna Street alignment across the baseball fields (see Figure 1). These baseball fields are regarded as some of the best fields in the State and replacement of the water main in its current location will cause significant disturbance to the fields. We will determine if an alternate solution to disturbing the baseball fields, such as installing a main in Dahlia Street, will provide the necessary flow and connectivity to eliminate the baseball field crossing.

SCOPE OF SERVICES

We propose to provide professional services required for design of the needed improvements and to assist the City with competitive bidding and selection of a contractor to construct the work. We understand that the improvements are to be constructed under one contract and are planned for the 2009 construction season. The City may chose to revise the project elements, however at this time we anticipate the following improvements:

Birch Avenue – Chugach Street to Denali Street

- Replace 465 lf of existing gravel road with residential street section, including 24 feet of paving, subgrade improvement, and curb and gutter.
- Install sidewalk on both sides of street.
- Install street lighting.

Blueberry Avenue (East) – Chugach Street to Denali Street

- Replace 6-inch steel water main with 450 lf of 8-inch DIP.
- Replace 500 lf of existing gravel road with residential street section, including 24 feet of paving, subgrade improvement, and curb and gutter.
- Construct sidewalk on both sides of street.
- Install street lighting.

Chugach Street – Cottonwood Avenue to Blueberry Avenue

- Replace 6-inch steel water main with 760 lf of 8-inch DIP.
- Replace 775 lf of existing gravel road with residential street section, including 24 feet of paving, subgrade improvement, and curb and gutter.
- Construct sidewalk on one side of street.
- Install storm drain collection and 620 lf of piping from Blueberry to Birch and west across private property and Valley Way to the ARRC ditch.
- Install street lighting.

Chugach-Denali Alley – Blueberry Avenue to the north end of the alley

- Replace 4-inch steel water main with 250 lf of 6-inch DIP.
- Reconnect two services to stubouts on Arctic Avenue rather than to new main in alley.

Cottonwood Avenue (East) – Valley Way to Denali Street

- Replace 6-inch steel water main with 430 lf of 8-inch DIP.
- Replace 670 lf of existing gravel road with residential street section, including 24 feet of paving, subgrade improvement, and curb and gutter.
- Construct sidewalk on one side of street.
- Install street lighting.

Cottonwood Avenue (West) – Alaska Street to Colony Way

- Replace 6-inch steel water main with 150 lf of 8-inch DIP.
- Replace 350 lf of existing gravel road with residential street section, including 24 feet of paving, subgrade improvement, and curb and gutter.
- Construct sidewalk on both sides of street.
- Install street lighting.

Blueberry Avenue (West) – Alaska Street to Valley Way

- Replace 6-inch steel water main with 300 lf of 8-inch DIP.
- Replace 675 lf of existing gravel road with residential street section, including 24 feet of paving, subgrade improvement, and curb and gutter.
- Construct sidewalk on both sides of street.
- Replace railroad at-grade crossing
- Install street lighting.

Bonanza Street – Cottonwood Avenue to north end

- Replace 6-inch steel water main with 800 lf of 8-inch DIP.
- Replace 950 lf of existing gravel road with residential street section, including 24 feet of paving, subgrade improvement, and curb and gutter.
- Construct sidewalk on both sides of street.
- Install street lighting.

Eklutna Alignment – Across baseball fields, Elmwood Street to Dahlia Street

- Replace 10-inch steel water main with 480 lf of 10-inch DIP.
- Remove and reinstall baseball field appurtenances (backstops, dugouts, baseline fence, and turf).

The length of road to be improved is approximately 4,385 lf and the total length of water main to be replaced is approximately 3,620 lf.

HDL's work will include overall project management, a geotechnical investigation, a design survey, environmental review and permitting, water system and street improvement design, assistance with public involvement, assistance with establishing a special assessment

district, and bidding assistance. We will subcontract to EDC Inc., an electrical engineering firm, for street lighting design and to Dryden and LaRue for easement acquisition services.

Task 1 - Geotechnical Investigation

HDL will provide a geotechnical investigation utilizing test borings. We anticipate advancing sixteen, 15-foot deep soil borings to identify subsurface conditions. We do not anticipate encountering or mapping bedrock or groundwater. Split-spoon samples will be obtained from the surface, 2.5-foot, 5-foot, 10-foot, and 15-foot depths. We will field classify soil samples and perform laboratory gradation and moisture content testing on select samples. We will determine frost susceptibility of existing street subgrade soil and develop design recommendations for trench and pipe foundation, subgrade improvements, and paving sections. The deliverable for this task will be a report including a summary of the field program and our recommendations supported with soil bore logs and laboratory test results.

Task 2 – Surveying

HDL's survey crew will perform a comprehensive design survey of the project area. Survey control will be established using existing monuments and benchmarks. We will research existing record plats and will search for existing record monuments. We will use the existing data to identify the right of way (ROW) within the project area; we do not anticipate establishing any property corners or replatting existing lots. We will tie our survey to the existing MSB vertical datum at the intersection of Cobb Street and Evergreen Avenue.

Topographic data will be gathered by taking cross sections every 50 feet for the width of the ROW plus twenty foot beyond on each side. Planimetric data for all surface improvements and utilities within these limits will also be gathered. Large improvements and significant drainage features outside these limits that may impact design will also be located. We will meet with each utility agency within the project area to coordinate utility locates and gather as-built data. On previous projects the City of Palmer has located the buried water and sewer utilities and exposed buried manholes and valve boxes for the design survey. We assume that they will again help us with this task. We will as-built invert elevations of existing sewer and storm pipes at manholes and catch basins and will measure depths to valves on water mains. We will inventory the existing street signs. With the field survey complete, we will reduce all data, develop a Triangulated Irregular Network (TIN) surface model, and deliver the final design survey drawings to our in-house designers. We anticipate performing the work in late summer with no ice or snow cover. Our scope does not include re-platting existing lots or rights-of-way, or extensive title research; however these services can be added later if necessary. Assistance with acquisition of easements and temporary construction permits is included in Task 6.

Task 3 – Environmental Review and Permits

The use of federal funds (EPA grant) requires compliance with National Environmental Policy Act (NEPA) regulations. We anticipate that the work under this contract is eligible for a Categorical Exclusion (CE). We will provide the necessary research, assist the City with public notices, obtain the State Historic Preservation Office Letter of Concurrence that no

historic properties will be affected, and complete the required environmental documentation for approval of a CE from EPA.

We will submit a completed Coastal Zone Project Questionnaire and anticipate the only permit required for this project will be the Approval to Construct from the Alaska Department of Environmental Conservation (ADEC). We will complete the required permit application and coordinate with ADEC for plan review. We have included in our fee an estimate of the ADEC review fee, assuming up to two waivers.

Task 4 - Design

a. Design Study Report. HDL will prepare an abbreviated Design Study Report, generally following the ADOT/PF format, the purposes of which are to identify and evaluate the proposed improvements and provide the design rationale. The report will include: a description of the project location and existing facilities; the purpose of the project; details of relevant design standards; a description of the typical street sections; discussion of the horizontal and vertical alignments, driveways, signage, erosion and sediment control, drainage, water, existing soil conditions, bicycle and pedestrian facilities, illumination, and landscaping; discussion of the existing right of way and any new right of way or easements required for the project; discussion of utilities in the project area and identify any conflicts and relocations necessary; and evaluation of design alternatives for the water main across the baseball fields and in the Chugach-Denali alley. A draft of the report will be provided with each progress submittal.

b. Construction Plans and Specifications. We will prepare a complete set of construction documents; including plans prepared using AutoCAD® 2005 and a Project Manual of bidding and contract documents and modifications to the City of Palmer Standard Specifications. The plans will include water, street and stormwater plans and profiles, cross-sections, details, striping and signage plans, and intersection grading plans. We anticipate the following civil drawing sheets plus additional electrical drawing sheets:

- 1 Cover Sheet / Drawing Index
- 1 Notes, Abbreviations and Legend
- 1 Sheet Map, Project Layout Plan
- 1 Existing Water System Plan
- 1 Survey Control Diagram
- 7 Demolition Plans
- 2 Typical Sections
- 1 Summary Table
- 14 Plan and Profile – Water, Street and Storm
- 8 Intersection Grading and Curb Layout
- 9 Sign and Striping Layout and Details
- 3 Civil Details
- 49 Civil Sheets + Electrical Sheets

c. Street Lighting. We anticipate new street lighting for all streets. New street lights will be luminaires on steel poles with concrete or driven-pile foundations similar to the standard details and specifications. LED fixtures will be used to reduce long-term

power costs. We have teamed with EDC for the electrical design work including light layout, conduit and conductor sizing, and pole, foundation, load center and junction box details. We anticipate EDC will coordinate with MEA for extension of power to new load centers. See the attached proposal from EDC.

- d. Construction Cost Estimate. We will prepare a preliminary construction cost estimate when the design is approximately 65% complete and then update the construction cost estimate at final design to reflect final quantities and pay items determined in the final detailing of the work. Quantities will be updated and we will re-examine and update unit prices to provide an accurate final estimate.
- e. Quality Assurance (QA) Program. HDL will perform an internal review of documents. Our internal QA review will be performed by an independent senior-level professional engineer with a minimum of 20 years experience. Comments will be addressed and resolved, and documents updated prior to submission to the City. The design documents will be submitted to the City for comments at approximately 65% completion and at 95% completion. We will submit to ADEC for plan review at 100% complete design. ADEC will review final plans and specifications and accept the design prior to bidding the project. HDL will coordinate comments received and will resolve and respond in writing to each comment. Once the design is approved in writing by the City of Palmer, bidding can proceed.
- f. Deliverables. The deliverables for this task will be bid-ready plans, stamped and signed by a registered professional engineer in the State of Alaska, a bid-ready Project Manual with bidding and contract documents and special provisions, and an Engineer's Construction Cost Estimate. We anticipate the bid-document distribution will be through the City's web-site; we will provide deliverables in hardcopy and Adobe PDF format. We have included in our fee the cost of reproduction for 12 plan sets for the City, agencies, and consultant team.

Task 5 – Public Involvement and Special Assessment District Assistance

- a. Public Involvement. We recommend actively informing the public of the proposed project. We anticipate conducting two informal public meetings; one when the design is approximately 35% complete and another when the design is approximately 95% complete. We will present an overview of the project, design features, and be available to answer questions. We will prepare an informative mailer to notify adjacent residents of the meetings and will prepare a mailing list. We anticipate the notice will be mailed by the City. We also anticipate the City will place a public notice in the local newspaper and on their web-site.
- b. Special Assessment District Assistance. We anticipate that this project will be partially funded by a Special Assessment District (SAD). We will assist the City by identifying the cost of improvements that are to be included in the SAD, based on the recent Lucas Area SAD, and preparing a drawing of the SAD boundary. We will attend the SAD public hearing and be available to present the project to the City Council and public.

Task 6 - Easements

We anticipate there will be permanent easements required from two lots; one to accommodate construction of a storm drain pipe from Chugach to the ARRC ditch and one to accommodate construction of Cottonwood Avenue from Alaska Street to Colony Way. We also anticipate temporary construction easements will be required from five lots to accommodate construction of the water main in the Chugach-Denali alley. HDL will prepare written legal descriptions and exhibits for temporary construction and permanent utility easements. Dryden and LaRue, our right of way consultant, will prepare easement agreements and make offers on behalf of the City. The level of effort required is highly dependent on the cooperation of landowners and the total number of parcels required. The attached proposal from Dryden and LaRue details the anticipated services to be provided. Extended negotiations may result in additional fee. We anticipate that the initial easement offers will be based on a factor of 2008 Borough assessed valuation.

We anticipate the excavation for water services will encroach on private property so that the key box can be installed at the property line in accordance with the City standard drawings. Additionally, each driveway will need to be graded to match the new street elevation. To protect property owners, the contractor and the City, right of entry needs to be obtained from each property owner. We will assist the City by preparing right of entry agreements and contacting each property owner in-person or via US mail to obtain their signature. If there are property owners who are not agreeable, the City will be required to limit their work to the right of way or negotiate to obtain temporary construction easements.

Task 7 - Bidding Assistance

HDL will assist the City with bidding the project. We will conduct a pre-bid conference, respond to bidders' questions, prepare addenda as necessary, tabulate bids and check proposals for completeness, review bonding and insurance submittals, and provide a written recommendation for award based on the lowest responsive bid.

BASIC ASSUMPTIONS

The following basic assumptions were used to prepare this estimate:

1. The improvements will be designed in one package and bid one time. All improvements will be included in the base bid, with no alternates.
2. No bedrock or groundwater will be encountered.
3. There will be no landscaping component to the project, except to topsoil and seed the disturbed areas. If landscaping plantings are desired, we can team with a landscape designer to perform this work for an additional fee.
4. Construction Administration and Inspection (CA) is not included in this fee estimate. The CA scope, level of effort, and fee will be determined when the design is complete and can be added as a contract amendment.
5. Design and construction of natural gas, power, telephone and cable television utility relocations, if necessary, are not included and will be provided by the utility companies. Design of power extensions to street light

load centers is not included and will be provided by the utility company. We will provide coordination of this work on behalf of the City.

6. Traffic Control Plans are not included in our scope of services, but will be required of the construction contractor.
7. Design of a temporary water system is not included in our scope of services.
8. Storm Water Pollution Prevention Plan is not included in our scope of services, but will be required of the construction contractor.

SCHEDULE

Upon notice to proceed we will commence field work as soon as possible. We anticipate bid-ready documents will be ready in March 2009. Our anticipated delivery date could be affected an extended DEC plan review period or by significant revisions required by City review or public comment. Our milestone schedule is estimated as follows:

July 29, 2008	Notice to Proceed issued by City / Begin Design
August-September 2008	Survey / Geotechnical Field Investigation
October 15, 2008	Draft DSR, 35% plans, & geotechnical report complete
October 29, 2008	First Public Meeting
December 15, 2008	Update DSR and 65% plans complete
February 16, 2009	Update DSR and 95% plans complete
February 16, 2009	Submit for DEC approval
February 18, 2009	Second Public Meeting
February 24, 2009	Public Hearing/Establish Special Assessment District
March 16, 2009	Design Complete / Begin bidding
April 14, 2009	Open bids
April 28, 2009	Contract Award
May 15, 2009	Notice to Proceed with Construction

ESTIMATED PROJECT COST

The total project cost includes construction, professional services, utility relocations, easement acquisition, and City project administration. Our preliminary estimate of the project cost is as follows:

Construction:

Birch Avenue – Chugach Street to Denali Street	\$229,500
Blueberry Avenue (East) – Chugach Street to Denali Street.....	\$326,800
Chugach Street – Cottonwood Avenue to Blueberry Avenue.....	\$576,910
Chugach-Denali Alley – Blueberry Avenue to north end	\$147,900
Cottonwood Avenue (East) – Valley Way to Denali Street	\$376,800
Cottonwood Avenue (West) – Alaska Street to Colony Way	\$177,000
Blueberry Avenue (West) – Alaska Street to Valley Way	\$392,925
Bonanza Street – Cottonwood Avenue to north end	\$488,025
Eklutna Alignment – Across baseball fields, Elmwood St. to Dahlia St.	\$177,726
Subtotal Estimated Construction Cost	\$2,893,586
Plus 15% Contingency	\$434,038
Estimated Total Construction Cost.....	\$3,327,624

Non-Construction:

Professional Services (estimated at 22% of construction estimate)	\$732,077
Utility Relocations.....	\$100,000
Easement Acquisition.....	<u>\$50,000</u>
Subtotal Estimated Non-construction Cost	\$882,077
Subtotal Preliminary Project Cost Estimate	\$4,209,701
City Project Administration (estimated at 3%).....	<u>\$126,291</u>
TOTAL PRELIMINARY PROJECT COST ESTIMATE	\$4,335,992

FEE

We propose to provide the aforementioned services on a time and expenses basis at our published hourly labor rates and standard 5% mark-up of subcontracts and reimbursable expenses for a fee not to exceed \$394,652.00 as detailed on the attached worksheet.

We appreciate the opportunity to provide this proposal and look forward to assisting the City with these important projects. If you have any questions, you can contact me at 746-5230.

Sincerely,

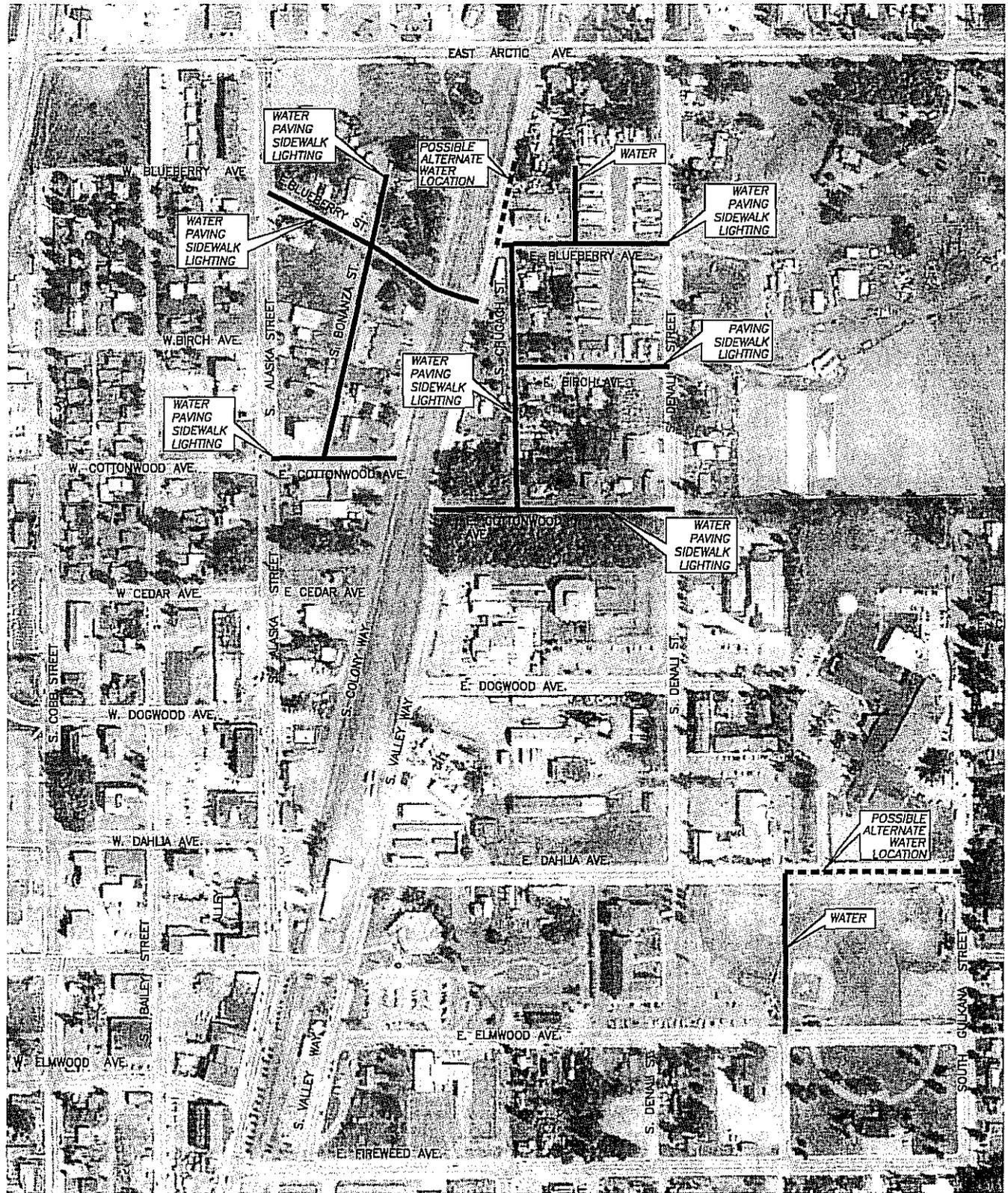
HATTENBURG DILLEY & LINNELL, LLC



David Lundin, P.E.
Associate/Senior Engineer

- Attach: Figure 1
Fee Worksheet (3 pages)
EDC Proposal (dated July 7, 2008)
Dryden and LaRue Proposal (dated July 8, 2008)

H:\projects\178-050 Palmer Blueberry Area Water-Street\design\proposals\CAD\drawings\07-019-blueberry-figure1_1=200_06/23/08 at 17:49 by dml
 LAYOUT: Legend
 SHEET: HDL-8-BA11.P



HATTENBURG DILLEY & LINNELL
 Engineering Consultants

- ENGINEERING
- EARTH SCIENCE
- PROJECT MANAGEMENT
- PLANNING

(907) 564-2120
 www.HDLalaska.com

BLUEBERRY AREA WATER AND STREET IMPROVEMENTS
 CITY OF PALMER
 PALMER, ALASKA

DATE: 6-23-08

DRAWN BY: CAB

SHEET: FIGURE 1

SCALE: 1"=400'

CHECKED BY: DWL

JOB NO.: 78-050

Project: Blueberry Area Water and Street Improvements
 Engineer: Hattenburg Dilley & Linnell
 Scope: Design and Bidding
 Date Prepared: 07/09/08

ITEM	ACTIVITY	QTY	RATE	LABOR	SUBCONTRACT	REIMB	ITEM TOTAL	TOTAL
1.0	Geotechnical Investigation.....							\$32,885
	<u>Research & Exploration Plan</u>						\$4,560	
	Principal Geotech Engineer	16 hrs	@ \$145	\$2,320				
	Proj. Mgr/Associate Eng.	8 hrs	@ \$120	\$960				
	Project Geologist	16 hrs	@ \$80	\$1,280				
	<u>Fieldwork</u>						\$16,800	
	Project Geologist	64 hrs	@ \$80	\$5,120				
	Utility Locates	16 hrs	@ \$80	\$1,280				
	Mob/Demob Drill Rig	2 ea	@ \$700			\$1,400		
	Drilling per hole	15 ea	@ \$600			\$9,000		
	<u>Laboratory Analysis</u>						\$3,325	
	Grain Size/Atterburg Limit	25 ea	@ \$75	\$1,875				
	P200	20 ea	@ \$35	\$700				
	Moisture Content	75 ea	@ \$10	\$750				
	<u>Memo Report and Recommendations</u>						\$8,200	
	Principal Geotech Engineer	16 hrs	@ \$145	\$2,320				
	Project Geologist	48 hrs	@ \$80	\$3,840				
	Drafter	24 hrs	@ \$85	\$2,040				
2.0	Surveying.....							\$70,200
	<u>Research</u>						\$4,040	
	Survey Manager	16 hrs	@ \$125	\$2,000				
	Survey Technician	24 hrs	@ \$85	\$2,040				
	<u>Survey Control and Right-of-Way</u>						\$12,960	
	Survey Manger	40 hrs	@ \$125	\$5,000				
	2-Man Survey Crew	32 hrs	@ \$185	\$5,920				
	Survey Technician	24 hrs	@ \$85	\$2,040				
	<u>Topographic Survey</u>						\$22,120	
	Survey Manger	24 hrs	@ \$125	\$3,000				
	2-Man Survey Crew	88 hrs	@ \$185	\$16,280				
	Survey Technician	24 hrs	@ \$85	\$2,040				
	Reimbursable Expense	1 ea	@ \$800			\$800		
	<u>Utility Locates</u>						\$11,440	
	Survey Manger	16 hrs	@ \$125	\$2,000				
	2-Man Survey Crew	40 hrs	@ \$185	\$7,400				
	Survey Technician	24 hrs	@ \$85	\$2,040				
	<u>Topographic and Control Drawings</u>						\$19,640	
	Survey Manager	32 hrs	@ \$125	\$4,000				
	Drafter	184 hrs	@ \$ 85	\$15,640				

ITEM	ACTIVITY	QTY	RATE	LABOR	SUBCONTRACT	REIMB	TOTAL	TOTAL
3.0	Environmental Review & Permits.....							\$8,730
	<u>Categorical Exclusion & Permits</u>						\$8,730	
	Project Manager	4 hrs	@ \$120	\$480				
	Staff Engineer	16 hrs	@ \$95	\$1,520				
	Environmental Specialist	60 hrs	@ \$85	\$5,100				
	DEC Review Fee	1 sum	@ \$1,630			\$1,630		
4.0	Design.....							\$220,740
	<u>Project Oversight & Quality Assurance</u>						\$6,240	
	Proj. Mgr/Associate Eng.	24 hrs	@ \$120	\$2,880				
	Principal-in-Charge	16 hrs	@ \$145	\$2,320				
	Clerical	16 hrs	@ \$65	\$1,040				
	<u>Design Study Report</u>						\$4,760	
	Associate Engineer	8 hrs	@ \$120	\$960				
	Senior Designer	40 hrs	@ \$95	\$3,800				
	<u>Plan Sheets (49 Civil Sheets)</u>						\$159,260	
	Associate Engineer	294 hrs	@ \$120	\$35,280				
	Senior Designer	686 hrs	@ \$95	\$65,170				
	Designer/Drafter	686 hrs	@ \$85	\$58,310				
	Reimbursables	1 sum	@ \$500			\$500		
	<u>Street Lighting (see attached proposal)</u>						\$32,500	
	EDC, Inc	1 allow	@ \$32,500		\$32,500			
	<u>Specifications & Bidding Documents</u>						\$10,220	
	Associate Engineer	24 hrs	@ \$120	\$2,880				
	Senior Designer	60 hrs	@ \$95	\$5,700				
	Clerical	16 hrs	@ \$65	\$1,040				
	Reproduction	12 sets	@ \$50			\$600		
	<u>Construction Cost Estimating</u>						\$7,760	
	Associate Engineer	16 hrs	@ \$120	\$1,920				
	Senior Designer	40 hrs	@ \$95	\$3,800				
	Designer/Drafter	24 hrs	@ \$85	\$2,040				

ITEM	ACTIVITY	QTY	RATE	LABOR	SUBCONTRACT	REIMB	TOTAL	TOTAL
5.0	Public Involvement & Special Assessment District Assistance.....							\$11,570
	<u>Public Meetings (2 meetings)</u>						\$7,530	
	Project Manager	16 hrs	@ \$120	\$1,920				
	Principal-in-Charge	6 hrs	@ \$145	\$870				
	Staff Engineer	32 hrs	@ \$90	\$2,880				
	Designer/Drafter	16 hrs	@ \$85	\$1,360				
	Reimbursables	1 sum	@ \$500			\$500		
	<u>Special Assessment District Assistance</u>						\$4,040	
	Project Manager	16 hrs	@ \$120	\$1,920				
	Staff Engineer	16 hrs	@ \$90	\$1,440				
	Designer/Drafter	8 hrs	@ \$85	\$680				
6.0	Easements.....							\$37,920
	<u>Easements (2 permanent, 5 temporary)</u>						\$33,360	
	Project Manager	8 hrs	@ \$120	\$960				
	Survey Manager	32 hrs	@ \$125	\$4,000				
	Drafter	40 hrs	@ \$ 85	\$3,400				
	Dryden & LaRue, Inc (see attached proposal)	1 allow	@ \$ 25,000		\$25,000			
	<u>Right of Entry Agreements</u>						\$4,560	
	Project Manager	8 hrs	@ \$120	\$960				
	Staff Engineer	40 hrs	@ \$90	\$3,600				
7.0	Bidding Services.....							\$9,010
	<u>Pre-Bid Conference (1 each)</u>						\$1,700	
	Project Manager	6 hrs	@ \$120	\$720				
	Staff Engineer	8 hrs	@ \$90	\$720				
	Clerical	4 hrs	@ \$65	\$260				
	<u>Assistance During Bidding</u>						\$5,940	
	Principal-in-Charge	4 hrs	@ \$145	\$580				
	Proj. Mgr/Associate Eng.	16 hrs	@ \$120	1,920				
	Staff Engineer	24 hrs	@ \$90	\$2,160				
	Drafting Technician	12 hrs	@ \$85	\$1,020				
	Clerical	4 hrs	@ \$65	\$260				
	<u>Bid Review & Tabulation</u>						\$1,370	
	Associate Engineer	4 hrs	@ \$130	\$520				
	Staff Engineer	8 hrs	@ \$90	\$720				
	Clerical	2 hrs	@ \$65	\$130				
	Subtotal			\$319,125	\$57,500	\$14,430		\$391,055
	5% Markup				\$2,875	\$722		\$3,597
	TOTAL			\$319,125	\$60,375	\$15,152		\$394,652



July 7, 2008

David Lundin, P.E.
Hattenburg, Dilly & Linnel
3335 Arctic Blvd
Anchorage, AK 99503

Subject: Fee Proposal – City of Palmer, Blueberry Area Water and Street
Improvements

Dear Dave:

This proposal is for electrical engineering design services in support of the planned water and street improvements in the Blueberry Avenue area of Palmer, Alaska. This proposal is based on the following:

SCOPE OF WORK:

EDC, Inc. will provide input to the Design Study Report to include a description of the proposed improvements and design criteria for the new illumination systems.

EDC, Inc. will provide the electrical design of the new street lighting along all streets scheduled for new paving and sidewalks. These include E. Blueberry St., S. Bonanza St., E. Cottonwood Ave., E. Blueberry Ave., E. Birch Ave. and S. Chugach St. The street lighting design includes new electrical services, power distribution, lighting layout, conduit and conductor sizing, conduit routing, and pole, foundation, load center and junction box details. We will coordinate with MEA for extension of power to the new load center locations.

It is anticipated that the design will require the following sheets:

- E1 – Electrical Site Plan, Legend & Abbreviations
- E2 thru E9 – Lighting Plans
- E10 - J-Box & Luminaire Schedule
- E11 – Junction Box Standard Details
- E12 – Electrolier and Foundation Standard Details

The scope of work will include developing special provisions to the City of Palmer Standard Specifications for Highway Construction, and an engineer's construction cost estimate.

EDC, Inc. will also provide bidding assistance to include attending a pre-bid conference, responding to bidders' questions and preparing addenda as necessary.

SUBMITTALS – The drawings, special provisions and estimate will be submitted for City of Palmer review at the 65% and 95% stage. Final bid ready documents will be provided after all City and agency comments have been addressed.

Mr. David Lundin, P.E.
Page 2
July 7, 2008

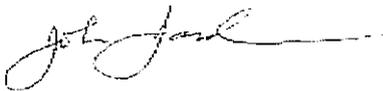
ASSUMPTIONS – HDL will provide the layout base sheets for EDC's use in AutoCAD format. Relocation of power, telephone and cable television utility lines and/or equipment, if necessary, is not included. Construction management is not included in the scope of work under this proposal.

DELIVERABLES - (1) One full size "D" and/or 1/2 size copy of the stamped and signed drawings on translucent bond for each electrical sheet. (1) copy of the Special Provisions to the City of Palmer Standard Specifications for Highway Construction. (1) copy of the engineer's construction cost estimate on 8-1/2 x 11 bond. Electronic copies of the drawings, special provisions and construction cost estimate will be provided as requested.

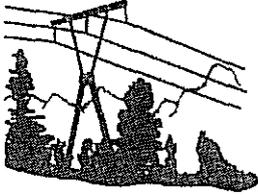
FEE – The fee to perform the above scope of work is estimated to be **\$32,500** and will be billed on a time and material basis at our standard rates.

If you have any questions, or wish to discuss my understanding of the Scope, please do not hesitate in giving me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "John Faschan", with a long horizontal flourish extending to the right.

John Faschan, P.E./ EDC, INC.



Dryden & LaRue, Inc.

CONSULTING ENGINEERS & RIGHT OF WAY SERVICES

1000 North 5th Street, Suite 201, Anchorage, Alaska 99503
907.562.1111
www.dryden-larue.com

July 8, 2008

David Lundin, P.E.
Hattenburg Dilley & Linnell
808 South Bailey Street, Ste 102
Palmer, AK 99645

Subject: Right of Way Services
Blueberry Area Water & Street Improvements – City of Palmer

Dear David,

On June 25, 2008 you contacted the Right of Way section of Dryden & LaRue, Inc. (Dryden) and requested a proposal for right of way acquisition services for the above referenced project. In response to that inquiry, we are pleased to submit a proposal for providing acquisition services to acquire Permanent Access/Utility Easements and Temporary Construction Easements.

Acquisition Services:

After reviewing the information that you provided to us regarding this project, we can provide acquisition services for 1 Permanent Public Use Easement, 1 Permanent Utility Easement and 5 Temporary Construction Easements. This includes drafting the letters of offers, easement documents, presentation of offers, 1 or 2 follow up meetings with the owners and transmittal of original signed documents acceptable for recordation. In the event a negotiated settlement cannot be obtained, we will develop the package of materials required by the City of Palmer attorney to file an action for eminent domain. We understand the schedule for acquisitions would be about October 2008 through April 2009 to meet a construction start up of June 2009.

Dryden's right of way team consists of our Department Manager, Daniel W. Beardsley, Dave Williams and/or Donna Williams as Acquisition Agents, and a clerical staff.

Compensation:

The Not to Exceed estimate for Right of Way Services is \$25,000 based on actual hours of service performed multiplied by the hourly rates, plus authorized expenses directly chargeable to the work at the rates specified below. A monthly

status report, recapping negotiations will be submitted. Should additional contacts become necessary or additional easements or driveway permits added to the scope, written approval for additional fees will be required for Dryden agents to continue negotiating.

Hourly Rates:

Daniel W. Beardsley, SR/WA	\$131.00
David E. Williams, SR/WA, R/W-RAC	\$117.00
Donna M. Williams, RW-RAC	\$117.00
Clerical	\$ 47.00

Expenses:

Automobile	\$0.505 per mile
Copies	\$0.25per page
Other	Actual cost plus 10%

Our team will be available to begin this work after a Subcontractor Agreement with Hattenburg Dilley & Linnell (HDL) has been signed and Dryden has been issued a Notice to Proceed. It is understood that HDL will provide us with the legal descriptions, parcel plats and approved property owner compensation directives from the City of Palmer before this work can begin.

We look forward to the opportunity to work with you again on another City of Palmer project.

Sincerely,

Dryden & LaRue, Inc.



Daniel W. Beardsley, SR/WA
Right of Way Services Manager