

**Pima County NWCS**

Conceptual Design - Conceptual Cost Reconciliation

Line and Space, LLC

1/13/2020

Line and Space, LLC

**1 Conceptual Cost Reconciliation**

	Hours	Principal-II	Principal-II	Principal-I	P Arch,II	P Arch, II	F Arch,I	Staff Arch, III	Staff Arch, I	Staff, III	Staff, II	Staff, I	Spec. Writer	Student Intern, II
Phase coordination - Scheduling, develop strategy and work list	1				1									
Conceptual Cost Estimate - Review and Coordination	15		15		4									
CMAR Concept Cost Reconciliation	18	2	12	4										
Admin	2	2												
	0													
Staff Hours	40	4	27	9	0	0	0	0	0	0	0	0	0	0
Rate		\$149.22	\$144.28	\$129.34	\$124.38	\$119.38	\$114.18	\$106.02	\$93.97	\$73.40	\$65.25	\$57.08	\$114.18	\$40.78
		\$596.88	\$3,895.02	\$1,164.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Direct Labor</b>														<b>\$5,855.96</b>

	Air		Hotel			Food			Rental Car		Materials		Repro/Mailing/Phone LD		TOTAL		
	travellers	cost	Total	rooms	nights	cost/night	Total	persons	days	cost/day	Total	Cars	days	cost/day	Total	TOTAL	
Printing	0	\$0.00	\$0.00	0	0	\$0.00	\$0.00	0	0	\$0.00	\$0.00	0	0	\$0.00	\$0	\$100.00	\$100.00
	0	\$0.00	\$0.00	0	0	\$0.00	\$0.00	0	0	\$0.00	\$0.00	0	0	\$0.00	\$0	\$0.00	\$0.00
Support Expenses	0	\$0.00	\$0.00	0	0	\$0.00	\$0.00	0	0	\$0.00	\$0.00	0	0	\$0.00	\$0	\$0.00	\$0.00
																	<b>\$100.00</b>

**2 SUMMARY**

	Hours	Principal-I	Principal-II	Principal-III	P Arch,III	P Arch, II	P Arch, I	Staff Arch, II	Staff Arch, I	Staff, III	Staff, II	Staff, I	Spec. Writer	Student Intern, II
Staff Hours	40	4	27	9	0	0	0	0	0	0	0	0	0	0
Rate		\$149.22	\$144.28	\$129.34	\$124.38	\$119.38	\$114.18	\$106.02	\$93.97	\$73.40	\$65.25	\$57.08	\$114.18	\$40.78
		\$596.88	\$3,895.02	\$1,164.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Direct Labor</b>														<b>\$5,855.96</b>
<b>Total Support Expenses</b>														<b>\$100.00</b>
<b>Total</b>														<b>\$5,955.96</b>

## 11. Final Conceptual Planning Report

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Pima County Northwest County Service Center Fee Proposal



## **Pima County Northwest County Service Center Fee Proposal**

1/13/20

PC Scope Revision 1 11/18/19

### **11. Conceptual Design Services – Final Conceptual Planning Report**

**FEE: \$7,769.43**

Please note the following regarding our Fee:

- The fee is based on providing 5 copies of a report in 8 ½ x 11 format. The information provided in the report will be based on the information completed in the provided sections of this fee proposal.

**Pima County Northwest County Service Center**

Fee Summary per Discipline - Conceptual Design Services - Final Conceptual Planning Report

Line and Space, LLC

Line and Space, LLC

1/13/2020

**Cost Summary**

Basic Services	Total Fee for Phase	Land S	Land S	Consultant	Land S	Subtotal	Presidio	McGann	Turner	KW	M3	MCH	SR	RLB	Kitchn
		Total	Profit/Fee @6.5%	Profit/Fee @ 0%	Architects	Consultants	Civil	Landscape	Structural	Mechanical	Electrical	AV	Med Advisor	Cost Estimating	Allowance
Total Fee for Basic Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Supplemental Services**

Supplemental Services	Total Fee for Phase	Land S	Land S	Consultant	Land S	Subtotal	Presidio	McGann	Turner	KW	M3	MCH	SR	RLB
		Total	Profit/Fee @6.5%	Profit/Fee @ 0%	Architects	Consultants	Civil	Landscape	Structural	Mechanical	Electrical	AV	Med Advisor	Cost Estimating
Final Conceptual Planning Report	\$7,269.43	\$7,269.43	\$443.67	\$0.00	\$6,825.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Traffic Impact Analysis	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Drainage Study	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Topographic Survey	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CMAR Coordination and Meetings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Renderings (3 total)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Geotechnical - NIC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Structural Special Inspections- NIC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Fee for Supplemental Services	\$7,269.43	\$7,269.43	\$443.67	\$0.00	\$6,825.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Expenses**

Expenses	Total Expenses for Phase	Land S	Land S	Consultant	Land S	Subtotal	Presidio	McGann	Turner	KW	M3	MCH	SR	RLB
		Total	Profit/Fee @0%	Profit/Fee @ 0%	Architects	Consultants	Civil	Landscape	Structural	Mechanical	Electrical	AV	Med Advisor	Cost Estimating
Final Conceptual Planning Report	\$500.00	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Schematic Design	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Design Development	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction Documents	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LEED	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CMAR Coordination and Meetings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenses	\$500.00	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total Services and Expenses Each Discipline \$7,769.43 \$443.67 \$0.00 \$7,325.76 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00

Total Fee Services and Expenses

\$7,769.43

Design Contingency

\$0.00

**TOTAL**

\$7,769.43

*ASZ* 1/13/20

Henry Tom, FAIA, Principal Line and Space, LLC

Date

**Line and Space**

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Pima County Northwest County Service Center Fee Proposal  
Conceptual Design – Final Conceptual Planning Report

Line and Space, LLC

	Hours	Principal-III	Principal-II	Principal-I	P Arch,III	P Arch, II	P Arch,I	Staff Arch, III	Staff Arch, I	Staff III	Staff II	Staff I	Spec. Writer	Student Intern II
<b>1 Final Conceptual Planning Report</b>														
Final Conceptual Report	60	4	12	12						32				
Admin	4	4												
	0													
Staff Hours	64	8	12	12	0	0	0	0	0	32	0	0	0	0
Rate		\$149.22	\$144.26	\$129.34	\$124.38	\$119.38	\$114.18	\$108.02	\$83.87	\$73.40	\$65.25	\$57.08	\$114.18	\$40.78
		\$1,193.76	\$1,731.12	\$1,552.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,348.80	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Direct Labor</b>														<b>\$6,825.76</b>

	Air travelers	cost	Total	Hotel rooms	nights	cost/night	Total	Food persons	days	cost/day	Total	Rental Car Cars	days	cost/day	Total	Materials Total	Repro/Mailing/Phone LD Total	TOTAL
Conceptual Printing	0	\$0.00	\$0.00	0	0	\$0.00	\$0.00	0	0	\$0.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Final Concept Printing - 5 Copies	0	\$0.00	\$0.00	0	0	\$0.00	\$0.00	0	0	\$0.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Support Expenses	0	\$0.00	\$0.00	0	0	\$0.00	\$0.00	0	0	\$0.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00

**2 SUMMARY**

	Hours	Principal-III	Principal-II	Principal-I	P Arch,III	P Arch, II	P Arch,I	Staff Arch, III	Staff Arch, I	Staff III	Staff II	Staff I	Spec. Writer	Student Intern II
Staff Hours	64	8	12	12	0	0	0	0	0	32	0	0	0	0
Rate		\$149.22	\$144.26	\$129.34	\$124.38	\$119.38	\$114.18	\$108.02	\$83.87	\$73.40	\$65.25	\$57.08	\$114.18	\$40.78
		\$1,193.76	\$1,731.12	\$1,552.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,348.80	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Direct Labor</b>														<b>\$6,825.76</b>
<b>Total Support Expenses</b>														<b>\$500.00</b>
<b>Total</b>														<b>\$7,325.76</b>

Presidio Engineering

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Pima County Northwest County Service Center Fee Proposal



**Presidio**  
ENGINEERING, INC.

CIVIL • LAND DEVELOPMENT • WATER RESOURCES

Revised December 30, 2019  
Revised November 26, 2019  
Revised September 5, 2019  
August 16, 2019

Mr. Henry Tom  
Line and Space  
627 E. Speedway Blvd.  
Tucson, AZ 85705

**Subject: Revised Professional Services Agreement for Pima County NW Service Center  
(Tax Parcel Nos. 107-06-005B and 107-06-002J)  
Presidio Engineering Job No. 119013-01-0010**

Dear Mr. Tom:

In accordance with your request, we have prepared the attached revised Professional Services Agreement (Agreement) for providing professional civil site engineering assistance for the above referenced project. This revised Agreement is in accordance with your December 17, 2019 direction to revise our November 26, 2019 agreement to reflect downwardly adjusted fees for Section B.1 and B.4.

We appreciate the opportunity to submit this Agreement to you and look forward to providing you and Line and Space with responsive service and a quality product. Please do not hesitate to contact me with any questions that you may have.

Please review this attached Agreement carefully noting those items that we will need to receive from you in order to ensure a successful project.

Further, our services are billed monthly. Payment is due 30 days net. Please see our Standard Conditions (Exhibit "A") attached to our Professional Services Agreement for additional details.

Accordingly, should you find the Agreement acceptable, please execute the attached copy including initialing those sheets as indicated and return it to our office for processing. Upon our acceptance, a copy of the fully executed Agreement will be returned to you for your files.

Sincerely,  
PRESIDIO ENGINEERING, INC

John D. Wood, P.E., LEED-AP  
PRESIDENT

Attachments

JDW/taw

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190 S. STRATFORD DR. SUITE #105  
TUCSON, AZ 85716  
TEL 520.795.7055  
FAX 520.795.6747  
WWW.PRESIDIOENGINEERING.COM



**Presidio**  
ENGINEERING, INC.

CIVIL • LAND DEVELOPMENT • WATER RESOURCES

**REVISED  
PROFESSIONAL SERVICES AGREEMENT**

**FOR**

**PIMA COUNTY NW SERVICES CENTER**  
(Tax Parcel Nos. 107-06-005B and 107-06-002J)

**Revised December 30, 2019**  
**Revised November 26, 2019**  
**Revised September 5, 2019**  
**August 16, 2019**

Presidio Engineering Job No. 119013-01-0010

**I. PROJECT UNDERSTANDING**

In accordance with a request from Henry Tom at Line and Space (Client) Presidio Engineering, Inc. (Presidio) is pleased to submit this revised Professional Services Agreement (Agreement) for providing Professional Civil Site Engineering Assistance in support of the above referenced project located within the City of Tucson, Pima County, Arizona.

Presidio's understanding of this project is as follows:

- A. The Client is contracting with Pima County (County) to provide AE services for the creation of conceptual documents in support of the adaptive reuse and overall site Master Plan of the Northwest Services Center project located at 1010 W. Miracle Mile (State Route 77), per Solicitation NO. SFQ-PO-1900018.
- B. The project site is County owned land located within the limits of the City of Tucson (COT). However, the County has indicated that ultimately the project is to be processed through Pima County Development Services and not the City of Tucson. Additionally, the project is also to be in accordance with the State Fire Marshal's Office.
- C. The site was previously fully developed and currently contains a single 50,000 SF bowling alley building along with parking and landscape improvements.
- D. The County envisions adaptive reuse of the existing building along with an addition to the existing building for adult probation use as well as the possible construction of a separate new free standing health clinic building.
- E. Further, as part of the County's request for Conceptual Planning Services is the request to prepare the following:
  - Site Survey
  - ~~Conceptual Traffic Impact Analysis~~ *Delete.*
  - Conceptual Drainage Services
  - Conceptual Master Civil Site Utility Plan
  - Conceptual Civil Site Improvement Plans

INITIAL \_\_\_\_\_

1 of 9

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190 S. STRATFORD DR. SUITE #105  
TUCSON, AZ 85716  
**TEL 520.795.7255**  
FAX 520.795.6747  
WWW.PRESIDIOENGINEERING.COM

- F. It should be noted that the conceptual documents prepared under this Agreement are for planning purposes only and are subject to change upon final engineering and construction document preparation/processing with the agencies having jurisdiction.

Further, as instructed by the Client, Presidio's Conceptual Master Planning services will not include the preparation and processing of the following additional planning documents.

- Tucson Water Master Plan
- PCRWRD Preliminary Sewer Layout

- G. Access for the project is to be from both Miracle Mile (State Route 77) and Fairview Avenue. ~~The preparation of a Traffic Analysis is included within the services of this Agreement.~~ **Delete. Traffic Analysis Not Included.**

However, until a Traffic Analysis has been completed and reviewed, the need for and limits of improvements to the adjacent roadways is unknown. Therefore, for the purposes of defining our scope of work and fees for this Agreement, it is assumed that no off-site transportation improvements will be required to be designed and processed to support the proposed project improvements to either Miracle Mile nor Fairview Avenue.

- H. Additionally, it is understood that although State Route 77 is under the jurisdiction of ADOT, ADOT has indicated that they have an IGA with the City of Tucson that allows plan processing to be handled by only the City of Tucson. It is assumed that the County will fulfill the role of the City and that all conceptual planning efforts are to assume that future construction documents will be prepared to Pima County Standards only.

- I. Again, for the purposes of preparing the scope of work and fees for this Agreement, it is assumed that all necessary supporting utilities both wet and dry along with storm water conveyance facilities exist at the boundary of the project such that they can satisfy the service demands of the site including gravity sewer service without requiring any off-site reconstruction and/or augmentation and therefore this Agreement does not include the consideration of the need for the preparation and processing of any future off-site improvement plans. **connection to existing utility sources adjacent to property is included.**

- J. It is important to note that the scope of work and fees contained within this Agreement do not include physically locating (example: potholing) and/or evaluating/sizing (example: CCTV) existing below grade wet and dry utilities. Nor does this Agreement include determining capacity of said existing facilities.

Further, this proposal relies on the base map/as-built plans and representations made by the current providers of said utilities as well as above ground evidence, along with owner required Blue Stake markings, of existing utilities as identified within the site survey as described within.

- K. Presidio understands that the Client will be making all submittals for the project including the processing of all of Presidio's work products.

L. Presidio also understands that the Client will, at their own expense, have at a minimum the following plans, studies, calculations and designs prepared in order to support Presidio's work product as described in the Scope of Work within this Agreement:

1. Blue Stake request prior to site survey.
2. Utility potholing prior to site survey.
3. Supporting Phase I and II environmental reports.
4. Geotechnical analysis and recommendations.
5. Title services (as needed). *PC will provide title report, date 4/15/18*
6. Supporting conceptual landscape documents including Landscape and Irrigation Plans. *updates to be provided by PC.*
7. Supporting Architectural along with MP&E Plans and calculations.
8. Supporting structural design.
9. Supporting site lighting including parking lot lighting.

Presidio's understanding of this project is further detailed within the November 21, 2019 email from Henry Tom which is attached to this Agreement as Exhibit "D".

Finally, in accordance with the project requirements as stated above, Presidio proposes to provide the following professional services:

## II. SCOPE OF WORK

### A. Pre-Design (PD) Services

1. **Civil Site PD Services.** The following services will be provided under this task.

a. **Coordination Meetings.** Presidio will attend the following coordination meetings:

1. Attend one coordination meeting with County staff to discuss project requirements.
2. Attend one Client /Team meeting.

b. **Site Visit.** Presidio will make a site visit to visually assess above ground existing site conditions.

c. **As-Built Document Review.** Presidio will review as-built civil site documentation as made available by:

- Client, including previously approved building and site plan.
- Public agencies.

#### **Client Provided Items:**

- As-built/permitted site and building plans along with as-built sewer plans/HCS cards in .pdf format.

**Deliverables:**

- A .pdf of Presidio's pre-design summary comments/recommendations.
2. **Site Land Survey.** Presidio will have its surveying consultant conduct a current site survey in accordance with the scope of work as detailed within our August 12, 2019 request for survey proposal attached to this Agreement as Exhibit "E".

Note the exclusions discussed within Item I.G of this Agreement.

Further, the AutoCAD mapping and deliverables will be per our consultant's layers/blocks/conventions and that mass spot 25-foot elevation grid will be per the aerial DTM.

Note that currently our surveyor is scheduling site surveys six weeks from notice to proceed. Please take this lead time into account for your scheduling purposes.

**Client Provided Items:**

- Available as-built site and building plans in .pdf format.
- Title Report along with individual Schedule B items.
- Site and adjacent roadway frontages Blue Staked prior to commencement of site survey.
- Potholing activities coordinated to occur during surveyor's on-site work.

**Deliverables:**

- Site land survey in AutoCAD Civil 3D 2018 compatible format which includes boundary, topography and culture.

**B. Conceptual Civil Site Planning Services**

1. **Conceptual Site Utility Master Plan.** Presidio will prepare a Conceptual Site Utility Master Plan (Master Plan) for the project which contemplates phased development.

The Master Plan will be prepared based upon receipt of the following:

- Site Land Survey.
- Overall site/building demand requirements, as provided by the Client.
- Architectural Site Plan, as provided by the Client.
- Required service line sizes and points of connection to the existing and proposed buildings, as provided by the Client.
- Domestic meter sizing, fire service lines sizes, etc., as provided by the Client.

The Conceptual Master Plan is intended to be used as a planning document only.

Unless otherwise noted, the final design and preparation of supporting construction documents is excluded from the scope of work and fees of this Agreement.

The above plans will be provided to the Client for their submittal and review by the agencies having jurisdiction.

Presidio will also discuss fire flow requirements with the State Fire Marshal.

As instructed by the Client, Presidio's Conceptual Master Planning service will not include the preparation and processing of the following additional planning documents.

- Tucson Water Master Plan
- PCRWRD Preliminary Sewer Layout

**Client Provided Items:**

- As-built/permitted site and building plans along with as-built sewer plans/HCS cards in .pdf format.

**Deliverables:**

- A .pdf of Presidio's pre-design summary comments, recommendations and Conceptual Site Utility Master Plan.

2. **Drainage Services.** Presidio will have its drainage consultant prepare a Drainage Report covering both the existing and conceptual design conditions per Pima County Standards for the site.

These drainage services will include:

- Preparation of a Drainage Report addressing current conceptual overall site improvements.

**Client Provided Items:**

- Site use data.

**Deliverables:**

- A .pdf copy of the Drainage Report.

3. ~~Traffic Impact Analysis.~~ <sup>Delete.</sup> Presidio will have its traffic consultant provide a conceptual Category I Traffic Impact Analysis (TIA).

This TIA will be prepared in accordance with the following:

- Access Management Guidelines for Tucson, Arizona.
- ADOT's Traffic Engineering Guidelines and Processes (TGPs).

A draft TIA will be prepared that includes preliminary recommendations and conclusions. This draft is for internal Client review only.

Upon receipt of comments from the Client, the draft TIA will be refined and a final TIA will be provided to the Client for review.

Finally, if required by the City/ADOT, traffic counts can be obtained at a cost of \$900.00 which is shown with this task's direct costs.

**Client Provided Items:**

- Site use data.

**Deliverables:**

- A .pdf of both the draft and final TIA.

**4. Conceptual Civil Site Improvement Plans.**

- a. Presidio will prepare a set of Civil Site Improvement Plans consisting of the following documents:
- Cover Sheet.
  - Notes Sheet.
  - Horizontal Control Sheet.
  - Grading, drainage and paving plan sheets.
  - Master Utility Plan Sheets (Note that this Agreement does not include the preparation of individual public/private utility plans including water and sewer).
  - Detail Sheets.
  - Erosion and Sediment Control Sheets.

The Conceptual Civil Site Improvement Plans will be prepared and submitted to the Client for review at 50% and 90% completion stages.

- b. **Specifications.** For the purposes of this Agreement, it is assumed that Presidio's plans will contain enough detail such that the preparation of a separate set of conceptual "book" specifications is not included in either the Scope of work or fees of this Agreement.

- c. **Coordination Meetings.** Presidio will attend the following coordination meetings:
1. Attend one in-house quality review session.
  2. Attend one document review meeting at the County.

**Client Provided Items:**

- Dimensionally stable Foundation Plan (one hard copy and AutoCAD Civil 3D 2018).
- Wastewater fixture unit counts.
- Supporting landscape documents (Landscape and Irrigation Plans including irrigation meter locations and sizes in AutoCAD Civil 3D 2018 compatible file and .pdf format).
- Gross building area, floor area ratio, maximum building height and number of stories.
- ADA Accessible Route Plan.
- Geotechnical Report recommendations including on and off-site pavement design.
- Any supporting structural design/plans.
- Hardscape Plan in AutoCAD Civil 3D 2018 compatible format.

- Pipe size along with horizontal and vertical points of connection for BCS.
- Clarifier (grease interceptor) sizing, design and agency processing along with horizontal and vertical points of connection for reference only.
- Review fees.
- Updated demand requirements.
- Domestic meter sizing, fire service line sizes and hydraulic modeling along with horizontal and vertical points of connection.
- Reduced pressure backflow preventer sizing and design.

**Deliverables:**

- All plans and reports in .pdf format along with plans in AutoCAD Civil 3D 2018 .dwg format.

**III. EXCLUDED SERVICES**

As previously mentioned, this Agreement covers only those services detailed within the "Scope of Work" section contained within this Agreement. All other services are considered to be excluded.

Additionally, in order to assist the Client with the understanding of the Excluded Services, the following summary has been prepared. The following summary contains the typical items not included within this Agreement that have not been previously excluded within the Scope of Work for this project. However, this list may vary based upon circumstances out of Presidio's control.

- Preparation of Opinions of Probable Construction Costs.
- Preparation and processing of any underground stormwater storage.
- Preparation and processing of any NPPP, Landscape/Irrigation.

**IV. FEES**

Accordingly, Presidio's fees for the above services are as follows:

<u>SCOPE OF WORK ITEMS</u>	<u>FEES</u>
<b>A. Pre-Design (PD) Services</b>	
1. Civil Site PD Services (0100).....	\$3,520.15
2. Site Land Survey (1000).....	\$19,123.20
<b>B. Conceptual Civil Site Planning Services</b>	
1. Conceptual Site Utility Master Plan (0900).....	\$6,659.21
2. Drainage Services (0400) .....	\$10,800.00
<del>3. Traffic Impact Analysis (0300) .....</del>	<del>\$9,437.10</del> <i>delete.</i>
4. Conceptual Civil Site Improvement Plans	
A. 50% (0501) .....	\$19,216.05
B. 90% (0502) .....	\$13,276.76

Accordingly, our fees will be billed on an hourly basis in accordance with our attached standard hourly rates (see attached Exhibit "B").

Further, The Standard Conditions set forth in Exhibit "A" on the attached pages are incorporated herein and made a part of the Agreement. These Standard Conditions contain a limitation of liability clause as identified as Article No. 7 within Exhibit "A". This limitation of liability clause is negotiable should the Client choose to do so. Further, execution of this Agreement indicates that the Client has read, understands and accepts all of the Terms and Conditions associated with this Agreement including but not limited to Exhibit "A".

The above fees are based upon our current understanding of the scope to complete this project. These fees do not include any review fees, reproduction costs, long distance phone charges, etc., as detailed under Item 10 of Exhibit "A". The above services will be billed monthly based upon the percentage of work completed. Any changes in the scope of work will be considered additional services to be agreed upon by the Client and Presidio.

Additionally, Presidio reserves the right to change the terms of this Agreement at the beginning of each calendar year to accommodate changes in hourly rates, delivery schedule, etc.

If the above-described arrangements are satisfactory, please so indicate in the space provided below, initial each page and return to our office. Upon acceptance, a copy of the fully executed Agreement will be returned to the Client for the Client's files. This Agreement is to be signed, each page initialed as indicated and returned to Presidio within 15 calendar days or Presidio may, at its sole discretion, declare this offer null and void.

**CLIENT:**

**LINE AND SPACE** (referred to as Client)

NAME: HENRY TOM TITLE: \_\_\_\_\_  
ADDRESS: 627 E. SPEEDWAY BLVD. TEL: (520) 615-1313  
CITY: TUCSON ST AZ ZIP 85705 FAX: (520) 615-1303  
AUTHORIZED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
(Signature)

**PRESIDIO ENGINEERING, INC.** (referred to as Presidio)

NAME: JOHN D. WOOD, P.E., LEED-AP TITLE: PRESIDENT  
ADDRESS: 190 S. STRATFORD DR., SUITE #105 TEL: 520-795-7255  
CITY: TUCSON ST AZ ZIP 85716 FAX: 520-795-6747  
ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
(Signature)

INITIAL \_\_\_\_\_



# Presidio

ENGINEERING INC.

190 S. Stratford Dr., Suite #105, Tucson, AZ 85716  
 (520) 795-7255 voice (520) 795-6747 fax

## Pima County NW Service Center

### Civil Fee

Revised November 26, 2019

August 16, 2019

Presidio Engineering Job No. 119013-01-0010

Task	Labor Category	Hours	Rate	Total
<b>Pre-Design Services, Civil (0100)</b>				
	Principal	4	\$157.87	\$631.48
	Project Manager	9	\$131.39	\$1,182.51
	Sr. Civil Designer	6	\$104.90	\$629.40
	Civil Designer I	2	\$94.21	\$188.42
	Sr. CADD Operator	0	\$89.63	\$0.00
	Administrator II	4	\$102.36	\$409.44
	Admin Asst.	6	\$63.15	\$378.90
	<b>Sub-Total</b>			<b>\$3,420.15</b>
	<b>Direct Cost</b>			<b>\$100.00</b>
<b>Total Pre-Design Services (Civil)</b>				<b>\$3,520.15</b>





# Presidio

ENGINEERING INC

190 S. Stratford Dr., Suite #105, Tucson, AZ 85716  
 (520) 795-7255 voice (520) 795-6747 fax

**Pima County NW Service Center**  
**Conceptual Site Utility Master Plan**  
**Revised December 30, 2019**  
**Revised September 5, 2019**  
**August 16, 2019**

Presidio Engineering Job No. 119013-01-0010

Task	Labor Category	Hours	Rate	Total
<b>Conceptual Site Utility Master Plan (0900)</b>				
	Principal	2	\$157.87	\$315.74
	Project Manager	4	\$131.39	\$525.56
	Sr. Civil Designer	23	\$104.90	\$2,412.70
	Civil Designer I	0	\$94.21	\$0.00
	Sr. CADD Operator	24	\$89.63	\$2,151.12
	Administrator II	4	\$102.36	\$409.44
	Admin Asst.	11	\$63.15	\$694.65
	<b>Sub-Total</b>			<b>\$6,509.21</b>
	<b>Direct Cost</b>			<b>\$150.00</b>
<b>Total Conceptual Site Utility Master Plan (Civil)</b>				<b>\$6,659.21</b>





# Presidio

ENGINEERING INC.

190 S. Stratford Dr., Suite #105, Tucson, AZ 85716  
 (520) 795-7255 voice (520) 795-6747 fax

**Pima County NW Service Center  
 Traffic Services  
 Resubmitted November 26, 2019  
 August 16, 2019**

Presidio Engineering Job No. 119013-01-0010

Task	Labor Category	Hours	Rate	Total
Traffic Services (0400)				
	Traffic Engineer	39	\$218.90	\$8,537.10
<b>Sub-Total</b>				<b>\$8,537.10</b>
<b>Direct Cost*</b>				<b>\$900.00</b>
<b>Total Site Land Survey</b>				<b>\$9,437.10</b>

\*\$900.00 is the cost for traffic count

*delete*



# Presidio

ENGINEERING INC.

190 S. Stratford Dr., Suite #105, Tucson, AZ 85716  
 (520) 795-7255 voice (520) 795-6747 fax

## Pima County NW Service Center

### Civil Fee

Revised December 30, 2019

August 16, 2019

Presidio Engineering Job No. 119013-01-0010

Task	Labor Category	Hours	Rate	Total
<b>50% Conceptual Civil Site Improvement Plans (0501)</b>				
	Principal	5	\$157.87	\$789.35
	Project Manager	13	\$131.39	\$1,708.07
	Sr. Civil Designer	58	\$104.90	\$6,084.20
	Civil Designer I	46	\$94.21	\$4,333.66
	Sr. CADD Operator	53	\$89.63	\$4,750.39
	Administrator II	8	\$102.36	\$818.88
	Admin Asst.	10	\$63.15	\$631.50
	<b>Sub-Total</b>			<b>\$19,116.05</b>
	<b>Direct Cost</b>			<b>\$100.00</b>
	<b>Total 50% Conceptual Civil Site Improvement Plans</b>			<b>\$19,216.05</b>