



**BOARD OF SUPERVISORS AGENDA ITEM REPORT**  
**CONTRACTS / AWARDS / GRANTS**

☐ Award ☒ Contract ☐ Grant

Requested Board Meeting Date: 05/18/21

\* = Mandatory, information must be provided

or Procurement Director Award ☐

**\*Contractor/Vendor Name/Grantor (DBA):**

Line and Space, L.L.C.

**\*Project Title/Description:**

Architectural and Engineering Design Services: Northwest County Service Center (XNWHLC)

**\*Purpose:**

Amendment: CT-FM-20-111, Amendment No. One (1). This amendment modifies the scope of services to incorporate Phase 2 additional Architectural and Engineering Design Services and increases the contract amount by \$4,252,423.81 for a revised contract amount of \$4,596,519.16. Administering Department: Facilities Management.

**\*Procurement Method:**

Pursuant to Solicitation for Qualifications No. SFQ-PO-1900018, on 02/04/20, the Board of Supervisors awarded a contract for this project in the amount of \$344,095.35 for a contract term of 02/04/20 to 04/30/22 for the design of the Northwest County Service Center.

Attachment: Amendment No. One (1).

**\*Program Goals/Predicted Outcomes:**

To provide design documents that meet Pima County's requirements.

**\*Public Benefit:**

Services for the community consisting of health, workforce development, probation, etc.

**\*Metrics Available to Measure Performance:**

A design that is within budget and meets the program requirements.

**\*Retroactive:**

No.

To: COB 5-5-2021 (1)  
Vers: 3  
pgs: 108

**Contract / Award Information**

Document Type: \_\_\_\_\_ Department Code: \_\_\_\_\_ Contract Number (i.e., 15-123): \_\_\_\_\_  
Commencement Date: \_\_\_\_\_ Termination Date: \_\_\_\_\_ Prior Contract Number (Synergen/CMS): \_\_\_\_\_  
☐ Expense Amount: \$\* \_\_\_\_\_ ☐ Revenue Amount: \$ \_\_\_\_\_

**\*Funding Source(s) required:**

Funding from General Fund? ☐ Yes ☐ No If Yes \$ \_\_\_\_\_ % \_\_\_\_\_

Contract is fully or partially funded with Federal Funds? ☐ Yes ☐ No

If Yes, is the Contract to a vendor or subrecipient? \_\_\_\_\_

Were insurance or indemnity clauses modified? ☐ Yes ☐ No

If Yes, attach Risk's approval.

Vendor is using a Social Security Number? ☐ Yes ☐ No

If Yes, attach the required form per Administrative Procedure 22-10.

**Amendment / Revised Award Information**

Document Type: CT Department Code: FM Contract Number (i.e., 15-123): 20-111

Amendment No.: 1 AMS Version No.: 3

Commencement Date: 05/18/21 New Termination Date: \_\_\_\_\_

Prior Contract No. (Synergen/CMS): \_\_\_\_\_

☒ Expense or ☐ Revenue ☒ Increase ☐ Decrease Amount This Amendment: \$ 4,252,423.81

Is there revenue included? ☐ Yes ☒ No If Yes \$ \_\_\_\_\_

\*Funding Source(s) required: FM-Capital Projects Non-Bond

Funding from General Fund? ☐ Yes ☒ No If Yes \$ \_\_\_\_\_ % \_\_\_\_\_

**Grant/Amendment Information (for grants acceptance and awards)** ☐ Award ☐ Amendment

Document Type: \_\_\_\_\_ Department Code: \_\_\_\_\_ Grant Number (i.e., 15-123): \_\_\_\_\_

Commencement Date: \_\_\_\_\_ Termination Date: \_\_\_\_\_ Amendment Number: \_\_\_\_\_

☐ Match Amount: \$ \_\_\_\_\_ ☐ Revenue Amount: \$ \_\_\_\_\_

**\*All Funding Source(s) required:**

\*Match funding from General Fund? ☐ Yes ☐ No If Yes \$ \_\_\_\_\_ % \_\_\_\_\_

\*Match funding from other sources? ☐ Yes ☐ No If Yes \$ \_\_\_\_\_ % \_\_\_\_\_

\*Funding Source: \_\_\_\_\_

\*If Federal funds are received, is funding coming directly from the  
Federal government or passed through other organization(s)? \_\_\_\_\_

Contact: James Johnson  
Digitally signed by James Johnson  
Date: 2021.05.03 11:03:37 -07'00'

Ana Wilber  
Digitally signed by Ana Wilber  
Date: 2021.05.03 12:00:33 -07'00'

Department: Procurement Terri Spencer  
Digitally signed by Terri Spencer  
Date: 2021.05.03 12:26:14 -07'00'

Telephone: 520-724-7465

Department Director Signature/Date: [Signature]

Deputy County Administrator Signature/Date: [Signature]

County Administrator Signature/Date: [Signature]  
(Required for Board Agenda/Addendum Items)

**PIMA COUNTY FACILITIES MANAGEMENT DEPARTMENT**

**PROJECT:** ARCHITECTURAL AND ENGINEERING DESIGN SERVICES:  
NORTHWEST COUNTY SERVICE CENTER (XNWHLC)

**CONSULTANT:** LINE AND SPACE, L.L.C.  
627 E. SPEEDWAY BLVD.  
TUCSON, ARIZONA 85705

**CONTRACT NO.:** CT-FM-20-111

**AMENDMENT NO.:** One (1)

**FUNDING:** FM-CAPITAL PROJECTS NON-BOND

<b>CONTRACT TERM:</b> 02/04/20 - 04/30/22	<b>ORIGINAL CONTRACT AMOUNT:</b>	\$	344,095.35
<b>TERMINATION PRIOR AMENDMENT:</b> NA	<b>PRIOR AMENDMENT(S):</b>	\$	-
<b>TERMINATION THIS AMENDMENT:</b> 04/30/22	<b>AMOUNT THIS AMENDMENT:</b>	\$	4,252,423.81
	<b>REVISED CONTRACT AMOUNT:</b>	\$	4,596,519.16

**CONTRACT AMENDMENT**

**WHEREAS**, on February 4, 2020, the Board of Supervisors approved the award of a Contract by COUNTY to CONSULTANT for the above-named Project; and

**WHEREAS**, the project was anticipated to be conducted in multiple phases; and

**WHEREAS**, COUNTY and CONSULTANT mutually agree upon the proposed scope of services for Phase 2 additional Architectural and Engineering Design Services; and

**WHEREAS**, COUNTY and CONSULTANT have agreed to increase the contract amount to provide funds for Phase 2 additional Architectural and Engineering Design Services; and

**NOW, THEREFORE**, it is agreed as follows:

**CHANGE:** **ARTICLE 2 – SCOPE OF SERVICES**, first paragraph as follows:

**FROM:** "CONSULTANT agrees to provide Architectural and Engineering Design Services for the COUNTY as described in EXHIBIT "A" – SCOPE OF SERVICES (9 pages), and EXHIBIT "C" – GENERAL CONDITIONS (48 pages), attachments to this contract, and to complete such services within the term and value of this contract as it may be modified in accordance with Article 5. Amendments and changes to the Scope must be approved by the Board of Supervisors or the Procurement Director, as required by the Pima County Procurement Code, before the work under the amendment commences."

**TO:** "CONSULTANT agrees to provide Architectural and Engineering Design Services for the COUNTY as described in EXHIBIT "A" – SCOPE OF SERVICES (9 pages), EXHIBIT "C" – GENERAL CONDITIONS (48 pages), **and Attachment 1 to EXHIBIT "A" SCOPE OF SERVICES (12 pages)**, attachments to this contract, and to complete such services within the term and value of this contract as it may be modified in accordance with Article 5. Amendments and changes to the Scope must be approved by the Board of Supervisors or the Procurement Director, as required by the Pima County Procurement Code, before the work under the amendment commences."

**CHANGE: ARTICLE 4 – COMPENSATION AND PAYMENT**, second paragraph first and second sentence as follows:

**FROM:** "The total of all payments to CONSULTANT for services provided under this Contract will not exceed Three Hundred Forty-Four Thousand Ninety-Five Dollars and Thirty-Five Cents (\$344,095.35). CONSULTANT's total CPFF will be allocated among the major tasks contemplated by this Contract in such manner that each major deliverable will have associated with it a not-to-exceed cost, plus a fixed fee amount, incorporated herein as EXHIBIT "B" – COMPENSATION SCHEDULE (110 pages).

**TO:** "The total of all payments to CONSULTANT for services provided under this Contract will not exceed Four Million Five Hundred Ninety-Six Thousand Five Hundred Nineteen Dollars and Sixteen Cents (\$4,596,519.16). CONSULTANT's total CPFF will be allocated among the major tasks contemplated by this Contract in such manner that each major deliverable will have associated with it a not-to-exceed cost, plus a fixed fee amount, incorporated herein as EXHIBIT "B" – COMPENSATION SCHEDULE (110 pages), and Attachment 1 to EXHIBIT "B" – COMPENSATION SCHEDULE (94 pages), attachment to this contract.

**ADD:** Attachment 1 to Exhibit "A" SCOPE OF SERVICES (12 pages).

**ADD:** Attachment 1 to Exhibit "B" – COMPENSATION SCHEDULE (94 pages).

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IN WITNESS WHEREOF, the Parties have affixed their signatures to this Amendment on the dates written below.

**APPROVED:**

\_\_\_\_\_  
Chair, Board of Supervisors

\_\_\_\_\_  
Date

**CONTRACTOR:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and Title (Please Print)

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Date

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Deputy County Attorney

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Date



## **PIMA COUNTY FACILITIES MANAGEMENT**

### **New Buildings Division**

150 W. Congress Street | 3rd Floor | Tucson, Arizona | 85701  
Tel: 520-724-3085

## **SCOPE OF PROFESSIONAL SERVICES REQUIRED CMAR DELIVERY METHOD**

**DATE(Version):** March 15, 2021 – Phase 2 V2  
**PROJECT NAME:** Northwest County Service Center  
**PROJECT LOCATION:** 1010 W. Miracle Mile Road

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### **A. SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT**

#### **1. General Provisions:**

The Scope of Professional Services shall include all professional services required to design and construct the Project.

All work shall be performed by persons registered, or under the direct supervision of a Registered Professional that is currently registered in the State of Arizona for the type of services rendered. The Registered Professional, if not self-employed, shall be employed by a firm that is registered in the State of Arizona to provide consulting services in the discipline(s) provided by the firm under this contract per ARS Section 32-141. The names of the firm and firm registration number(s), including any branch offices involved in work under this contract, and the names of the Registered Professional(s) listed on the State of Arizona firm registration and any other Registered Professional(s) involved in work under this contract shall be supplied. The Registered Professional in responsible charge for each discipline is responsible for all construction documents including drawings, specifications, reports, calculations, and any other professional documents pertaining to the professional services they provide and shall seal and sign all construction documents for which they are responsible per Section R4-30-303 of the Arizona Administrative Code.

The COUNTY lacks the available expertise for the Project, and has therefore, by this Agreement, employed the CONSULTANT. Written approval of plans, specifications, reports, and other construction documents by the Board of Supervisors is only for conformance with the program design concept of the Project. This approval does not imply approval of nor attest to the accuracy, suitability, or completeness of the design, drawings, dimensions, details, proper selection of materials, nor compliance with applicable codes or ordinances.

Such accuracy, suitability, or completeness is the sole responsibility of the CONSULTANT for the Project.

If a Guaranteed Maximum Price construction of the Project, or any phase thereof, is not received for an amount within the construction budget, the COUNTY shall implement options as defined in section 4 of this document.

The CONSULTANT shall prepare minutes of all meetings in the design phase between the COUNTY, the CMAR and the CONSULTANT, for review and approval by the COUNTY. Meetings shall take place, if required, on a bi-weekly basis with the COUNTY and the CONSULTANT'S TEAM through the design phase.

During the design phase of the project the CONSULTANT shall prepare a Master Project Schedule to encompass the entire project including the construction phase for review and approval by the COUNTY. The CONSULTANT shall develop the baseline project schedule in Microsoft Project with input from the CMAR and the COUNTY. The CONSULTANT shall then be responsible to maintain and update the schedule when changes occur until construction begins. Along with the schedule the CONSULTANT shall provide progress reports to the COUNTY's project manager on a bi-monthly basis throughout the Design Services. The CONSULTANT shall submit each schedule revision to the COUNTY for review and approval.

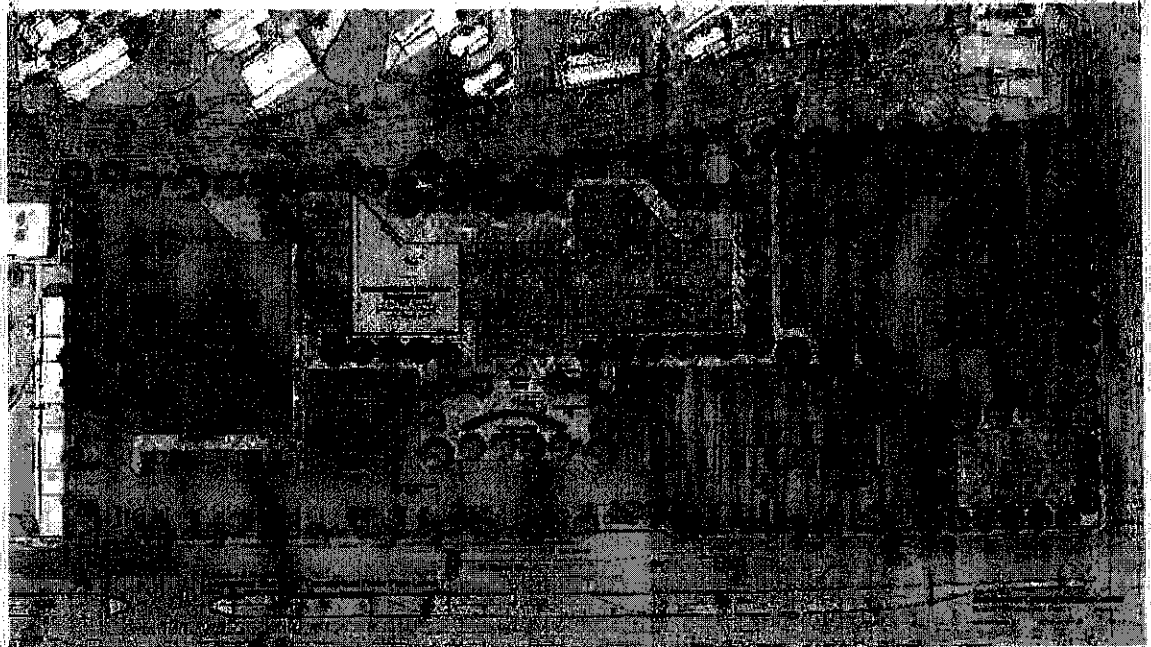
## **2. Project Narrative:**

Pima County leases various locations for service delivery by a number of agencies varying from the Health Department and Community Services to Adult Probation. The COUNTY's recent acquisition of the Golden Pins property located at 1010 W Miracle Mile will provide the site for a new facility to relocate the various leased functions into a new, three story structure. Based on evaluations of the existing bowl alley facility by the design team and the CMAR, it has been determined that it will be cost prohibitive to renovate and expand the existing building to meet Pima County's needs. Pima County has approved conceptual design Scheme 4M by Line and Space Architects representing a new 93,000 gsf three story building. Historic components such as the curved stone wall, the bowling ball and pin and the monument sign shall be salvaged and incorporated into the new design as appropriate.

Scheme 4M is based on program information provided by Line and Space to include approximately 63,570 gsf for the Health Department, Adult Probation and Community Workforce and Development with an additional 30,000 gsf of expansion area for these departments or another yet to be determined COUNTY department. **Total area will be approximately 93,000 gsf.** Additionally, a two-story parking garage shall be provided in order to provide the required parking capacity with the second level design as secure parking for COUNTY vehicles only. A future, separate community health clinic as shown in the approved concept, will be by a separate project but this project will develop the pad and utility infrastructure required for a two-story 11,000 sf health clinic at the southeast corner at the location of the exiting convenience store.

Current access from Miracle Mile is limited to an opening in the median which creates an unsafe condition. A dedicated left hand turn lane into the property is preferred to improve this condition and will need to be reviewed and approved by ADOT since it is classified as Arizona State Route 77. The viability of this improvement shall be studied and if approved by ADOT shall be incorporated into the design documents and become part of the project.

The County's Project Team will consist of representatives from Pima County Facilities Management (PCFM) who will have final decision making authority during both the design and construction phases. Other participants on the design team may include members from the Office of the Medical Examiner.



**(Conceptual Scheme 4M)**

### **3. Architectural/Engineering Services**

Design services for this project shall consist of Schematic Design, Design Development, Construction Documents, GMP Bidding and Negotiation and Construction Administration as described further in the Design Services Detail section below. The program verification, survey and conceptual design have been completed.

Professional services for this Project are to consist of the following and as described below:

- Existing Conditions Survey - COMPLETE
- Program Verification - COMPLETE
- Conceptual Design - FINALIZE
- Schematic Design
- Design Development
- Construction Documentation in three submittals
  - 50% CD Review
  - 90% CD Review
  - 100% Bid Documents
- GMP Bidding and Review
- Construction Administration
- Closeout and Record Drawings

These Design services shall include the following disciplines:

- Architectural
- Civil Engineering
- Surveying
- Landscape Architecture
- Structural Engineering
- Mechanical Engineering
- Plumbing Engineering
- Fire Protection Delegated Design

- Fire Alarm Engineering
- Electrical Engineering – Emergency Power Systems
- Parking Garage Consultant
- Telecommunication Systems Design & Documentation - Coordination with Pima County
- Audio/Visual Design & Documentation - Coordination with Pima County
- Security/Access Control Design & Coordination with Pima County
- Acoustical Design
- Building, Code Required and Wayfinding Identification Signage
- Cost Estimating at all phases
- ADA Compliance
- Public Art Coordination
- Interior Design/Furniture and Room Signage Coordination with Pima County

The project shall be designed to implement LEED elements sufficient to obtain LEED Silver Certification. The CONSULTANT shall maintain a score card during design and construction to document progress toward this goal. Pima County may or may not elect to pursue LEED certification. The CONSULTANT shall notify the COUNTY if the project is at risk of not meeting the LEED Silver minimum point requirement to enable the COUNTY to provide direction to the CONSULTANT.

The CONSULTANT shall provide an analysis of the requirements to increase the certification level from LEED Silver to Gold and Platinum levels at the conceptual/pre-Schematic Design phase. The evaluation shall include the additional point categories to obtain related to the site and building program, estimated cost increase and an analysis of the advantages/disadvantages/challenges for achieving each higher certification level.

The CONSULTANT shall provide interior space planning services and conceptual furniture layout with consultation with Pima County Facilities Management. Pima County Facilities Management interior designer will select, specify, procure and manage installation for furniture.

Interior finish materials and color selections will be by the CONSULTANT using Pima County Facilities Management's standards only. Pima County Facilities Management interior designer will have final approval of any proposed materials not included within the standards.

CONSULTANT to provide design services for infrastructure, cabling, and layout of IT, AV, and security systems with consultation with Pima County Facilities Management in order to provide complete systems by the CMAR that integrate with Pima County's existing systems.

CONSULTANTS shall review and implement Pima County Facilities Management's Design and Construction Standards within the Project. The assigned Pima County's Project Manager shall approve any deviations.

#### **4. Estimated Budget & Cost Control**

The total Construction Budget for this Project is **\$36,000,000** which is based on Lloyd Construction's Conceptual Scheme 4 Cost Estimate dated November 3, 2020 which was adjusted for the additional area identified in Scheme 4M. This work may be constructed in phases under multiple GMP contracts, the construction delivery method for this Project will be Construction Manager at Risk (CMAR). The CONSULTANT shall assist the COUNTY with development of the GMP bid packages, cost reconciliations and negotiations with the CMAR.

**The CONSULTANT is responsible to maintain the project's design within the construction budget.** The cost estimator needs to be well aware of construction costs within the southern Arizona market. A professional estimator, who is not an employee of the



CONSULTANT's firm, and is independent from the CONSULTANT's other sub-consultants, shall prepare the cost estimates. If necessary the CONSULTANT and his cost estimator shall recommend value-engineering items, scope changes, and add alternates for COUNTY review and approval. The Consultant and the cost estimator shall reconcile their cost estimate with the CMAR's estimate at each phase. If the Consultant's estimate of the Cost of Work after the reconciliation period exceeds the Construction Budget, at any phase/submittal, Pima County shall have the following options:

1. Reject the submittal, and require the Consultant to redesign the Project, update the submittal and the cost estimate in accordance with A.R.S. 34-104, at no additional cost to the COUNTY; or
  2. Give written approval of an increase in budget for the Cost of the Work; or
  3. Conditionally approve the submittal, directing the Consultant to work with the Project Manager, CMAR and other stakeholders to revise the scope and quality of the Project as required to meet the Construction Budget; or
  4. Terminate the contract in accordance with contract provisions contained in Article 19.
- At each submittal phase, the COUNTY and the CONSULTANT will review the cost estimate for approval.

5. **Project Schedule:** Design Services shall begin concurrently upon receipt of an approved contract and a Notice to Proceed from the Project Manager.
- a) Design through Construction Document – 10 Months
  - b) Permits and GMP Phase\* – Three Months
  - c) Construction – 14 Months
  - d) Project Closeout – Three Months

The master project schedule shall be developed by the CMAR per the above timelines with input from the COUNTY, the CONSULTANT and the Project Team.

\*If additional GMP phases provide advantages to the Project's schedule and/or budget upon review by the Consultant, CMAR and Pima County; they shall be incorporated into the schedule.

6. **Design Services Detail:**

a. Applicable Codes and Regulations:

The CONSULTANT shall provide construction documents and assist the COUNTY with obtaining a building permit with Pima County Development Services.

The CONSULTANT shall assist the COUNTY with submission to the Arizona State Fire Marshal (ASFM) for permit as applicable.

The CONSULTANT must comply with all Pima County, Arizona State Fire Marshall and any other Authorities Having Jurisdiction's adopted codes.

b. Schematic Design Phase:

Upon the COUNTY's written approval of the Project Program, the CONSULTANT shall continue into this phase of the Project with the approved Scheme 4M to verify the Pre-Design information and review issues of relevance include program requirements, space needs, operational and staffing issues, functional organization and physical design parameters, equipment selections, utility verification and recommendations.

The Schematic Design Submittal shall provide the information necessary to proceed to the Design Development Phase of the Project and shall include at a minimum drawings, design narratives from each discipline, outline specifications, calculations and other

documents which establish the general scope and conceptual design, and any other preliminary concern specific to the Project.

The CONSULTANT shall include the current version of the LEED Scorecard indicating the points towards LEED Silver.

The CONSULTANT shall conduct an in-house quality review session with the design team prior to submission to the COUNTY.

Two weeks after the SD submittal the CONSULTANT shall submit to the COUNTY, a Statement of Probable Construction Cost. Provide a copy in electronic PDF format to the COUNTY, with itemized costs for materials and labor for each portion of the construction. The CONSULTANT shall review the CMAR's cost estimate, provide scope clarifications and reconcile the CONSULTANT's estimate with the CMAR cost estimates.

The COUNTY will provide written review comments and the CONSULTANT shall prepare and submit a written response to each of the COUNTY's review comments one week prior to the next submittal. A document review session will be held with the COUNTY, CMAR, Project Team and the CONSULTANT's team.

The CONSULTANT must receive from the COUNTY written approval of the Schematic Design documents before proceeding to the Design Development phase.

c. Design Development Phase:

This Phase consists of drawings, specifications, proposed equipment schedules and cut-sheets (mechanical, plumbing, electrical), and other documents necessary to describe the size and character of the entire Project as to architectural, structural, mechanical, plumbing and electrical systems, materials, and such other disciplines and essentials as may be appropriate. Design Development Documents shall be submitted to the COUNTY for review and approval.

The CONSULTANT shall conduct an in-house quality review session with the design team prior to submission to the COUNTY. A document review session will be held with the COUNTY, CMAR, Project team and the CONSULTANT. The submittal shall consist of PDF and AutoCAD. The CONSULTANT shall prepare and submit a written response from the previous submittal to each of the COUNTY's review comments at this time.

The CONSULTANT shall include the current version of the LEED Scorecard indicating the points towards LEED certification level and update the COUNTY on progress towards the goal.

Two weeks after the DD submittal the CONSULTANT shall submit an Estimate of Construction Cost. Provide in electronic PDF format to the COUNTY, with itemized costs for materials and labor for each portion of the construction. The CONSULTANT shall review the CMAR's cost estimate, provide scope clarifications and reconcile the CONSULTANT's estimate with the CMAR estimate.

The COUNTY will provide written review comments and the CONSULTANT shall prepare and submit a written response to each of the COUNTY's review comments prior to the next submittal.

The CONSULTANT must receive from the COUNTY written approval of the Design Development documents before proceeding to the Construction Document phase.

d. Construction Documents Phase (50% & 90% Completion):

The CONSULTANT shall prepare from the approved Design Development Documents, 50% and 90% completed Construction Documents, including preliminary drawings, book Specifications and product cut-sheets (50% & 90% level for all disciplines), and any calculations or reports not included in the drawing set, setting forth in detail the requirements for the construction of the entire Project, including coordination between the various applicable disciplines, including various utility providers, and shall be familiar with the standard Pima County CMAR contract, which the COUNTY will provide to the CONSULTANT. The CONSULTANT shall coordinate with the COUNTY on the Project's General Requirements to be included in the Project Manual.

The CONSULTANT shall include the current version of the LEED Scorecard indicating the points towards LEED certification level and update the COUNTY on progress towards the goal.

The CONSULTANT and/or sub-consultants with the County's Project Manager shall meet with local and State Agencies to review and verify architectural and engineering documents. This includes, however is not limited to, consultation with Pima County Development Services, the Arizona Office of State Fire Marshal, other agencies and the utility service providers as applicable.

The CONSULTANT shall conduct an in-house quality review session with the design team prior to submission to the COUNTY.

A document review session, "page-turn", will be held with the COUNTY, CMAR, Project Team and the CONSULTANT's team to review details of the submittal, answer questions and discuss solutions to design challenges. The COUNTY will provide review comments from these sessions and the CONSULTANT shall prepare and submit a written response to each of the COUNTY's review comments prior to the next submittal.

The submittal shall consist of PDF and AutoCad formats with specific details of the submittal, in terms of numbers and sizes of copies, as determined by the COUNTY prior to the submittal.

Two weeks after the CD submittals, the CONSULTANT shall submit to the COUNTY, a Statement of Probable Construction Cost. Provide a copy in electronic PDF format to the COUNTY, with itemized costs for materials and labor for each portion of the construction. The CONSULTANT shall review the CMAR's cost estimate, provide scope clarifications and reconcile the CONSULTANT's estimate with the CMAR estimate.

The CONSULTANT must receive from the COUNTY written approval of each Construction Documents Phase before proceeding to the next Construction Document Phase.

**e. Construction Documents (100% Completion):**

The CONSULTANT shall develop from the 90% Construction Documents; the 100% Construction Document submission to the COUNTY's Project Manager for the purpose of obtaining the building permits and begin the procurement process. This submission includes sealed drawings and full (book) specifications, calculations and product cut sheets, setting forth in detail the requirements for the construction of the entire Project, including coordination of the various applicable disciplines, including utility providers, and shall be familiar with the standard Pima County Bidding Instructions and the General Conditions of the Contract. The CONSULTANT shall conduct an in-house quality review session prior to submission to the COUNTY.

At the time of submission for building permit, the CONSULTANT shall coordinate with the COUNTY Project Manager what is required to be delivered to the permit authorities.

The CONSULTANT shall provide the COUNTY with all required documentation for submittal for the Construction Permit, or any other permits, or review processes required by said governmental authorities. These documents shall include, but not limited to, completed plans, specifications, special inspection certificates (if necessary) International Energy Conservation Code compliance documentation for the building envelope (architect), HVAC (mechanical engineer), and lighting (electrical engineer), and other design related calculations. The COUNTY will submit these documents to Development Services and other agencies for permit review.

The CONSULTANT shall provide an updated LEED Scorecard at this time.

The CONSULTANT must receive from the COUNTY's Project Manager's written approval of the Completed Construction Documents before proceeding to the next phase. Upon approval of the submittal, CONSULTANT shall make any required changes during the Bidding Phase by Addendum/Addenda.

f. GMP Cost Review and Reconciliation Phase:

The CONSULTANT shall assist the COUNTY in answering any questions that may arise from the CMAR pertaining to the Construction Documents. Should Addenda become necessary, the CONSULTANT shall prepare and distribute same with direction provided by the COUNTY's Project Manager. The CONSULTANT will assist in the review of subcontractor bids and the subcontractor buyout, contingencies and allowances to help determine the most advantageous Guaranteed Maximum Price (GMP) to the COUNTY and for recommending the GMP(s) for award by the Pima County Board of Supervisors.

A Pre-Bid Conference shall be part of the Bidding Documents Phase, and CONSULTANT shall attend this conference, to which all potential bidders shall be invited.

If multiple GMPs occur the CONSULTANT shall participate in the activities for each GMP.

g. Construction Administration Phase of the Construction Contract:

Whenever the term "Contract" is used herein, it shall mean the Construction Contract awarded by the Board of Supervisors of Pima County, Arizona.

The term "Contractor" as used herein shall mean the party entering into a contract with COUNTY for the construction of the Project defined by the Construction Documents.

CONSULTANT's Construction Administration Phase shall commence with the pre-construction meeting with the CMAR and will terminate upon completion of the final acceptance of the Close-Out Document package. The CONSULTANT shall assist the COUNTY in a timely completion of the Close-Out Documents. CONSULTANT's Construction Administration Services, beyond the completion time period specified above shall require specific written approval by the COUNTY by written amendment to this agreement.

The CONSULTANT shall provide administration of the Construction Contract as set forth in the Construction Contract and General Conditions of the Owner-Contractor Construction Contract. The extent of the CONSULTANT duties and responsibilities and the limitations of his authority as assigned thereunder shall not be modified without the written consent of the CONSULTANT, and that of the COUNTY.

The CONSULTANT, as the representative of the COUNTY during the Construction Phase, shall advise and consult with the COUNTY. All of the COUNTY instructions to the Contractor shall be issued through the CONSULTANT. The CONSULTANT shall have authority to act on behalf of the COUNTY to the extent provided in this Agreement, the Construction Contract, and the General Conditions, unless otherwise modified in writing.

The CONSULTANT shall at all times have access to the Work whenever it is in preparation or progress.

The CONSULTANT shall make sufficient visits to the site so as to ascertain the progress and quality of the Work and to determine if the Work is proceeding in accordance with the Contract Documents. SUB-CONSULTANTS to the CONSULTANT shall also furnish periodic written records of their inspection of the Work, which shall be submitted to the COUNTY, through the CONSULTANT, for the COUNTY files.

The CONSULTANT shall attend the weekly construction meetings on site with Contractor and the COUNTY. The CMAR shall conduct, provide and distribute written minutes of the meetings to all attendees.

The CONSULTANT shall not be responsible for construction means, methods, techniques, or procedures in connection with the Work, nor shall he be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents; for the acts or omissions of the Contractor, or Subcontractors agents or employees.

The CONSULTANT shall immediately notify the COUNTY if the Contractor is failing to carry out the work in accordance with the Contract Documents, and shall immediately notify the Contractor of work not in compliance with the Contract Documents. The CONSULTANT shall prepare a list of critical construction inspection times and items to be inspected, and said schedule shall be made part of the successful Contractor's required performance. Notwithstanding any provisions of previous paragraphs, and based on such observations at the site and on the Contractor's Applications for Payment, the CONSULTANT shall determine the amount owing to the Contractor and certify the payment of such amounts on the Contractor's Applications for Payment.

The Certification of the Application for Payment shall constitute a representation by the CONSULTANT to the COUNTY based on the CONSULTANT's observations of the site and on the data comprising the Application for Payment, that the Work has progressed to the point indicated; that to the best of the CONSULTANT's knowledge, information and belief, that the quality of the Work is in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning whole upon Substantial Completion; to the results of any subsequent tests required by the Contract Documents; to minor deviations from the Contract Documents correctable prior to completion; to the review of Contractor's As-Built Documents; and to the specific qualifications stated in the Certificate for Payment) and that the Contractor is entitled to payment in the amount certified. When the Contractor has made proper application therefore, the CONSULTANT shall forward the certified Application for Payment to the COUNTY.

The CONSULTANT may decline to approve an Application for Payment and may withhold the Application in whole or in part, if in the CONSULTANT's opinion he is unable to make representations to COUNTY as provided in the above paragraph. The CONSULTANT may also decline to approve any Applications for Payment, or, because of subsequently discovered evidence or subsequent inspections, he may nullify the whole or any part of any Certificate for Payment previously issued to such extent as may be necessary in his opinion to protect the COUNTY from loss because of:

1. Defective work not remedied, or;
2. Claims filed, or reasonable evidence indicating probable filing of claims, or;

3. Failure of the Contractor to make payments to sub-contractors for labor, materials or equipment, or;
4. Reasonable doubt that the Work can be completed for the unpaid balance of the Contract Sum, or;
5. Damage to another contract, or;
6. Reasonable indication that the Work will not be completed within the Contract Time, or;
7. Unsatisfactory execution of the Work by the Contractor;
8. Incomplete as-built drawings, reviewed monthly.

When the above grounds are removed, payment shall be made for amounts withheld because of them.

The CONSULTANT may, on request, and at his discretion, furnish to any sub-contractor, if practicable, information regarding percentages of completion certified by the Contractor on account of Work done by such sub-contractors.

The CONSULTANT shall review the CONTRACTOR'S as-built documents periodically, but at a minimum of monthly, to verify that changes made either thru discussions in the field or thru submitted documentation are incorporated into the as-built set. If the as-builts do not reflect the current site conditions then the COUNTY shall be notified, the CONTRACTOR notified and the payment application shall not be approved until the as-builts are corrected and the COUNTY agrees that the requirement has been met.

The CONSULTANT shall be, in the first instance, the interpreter of the requirements of the Contract Documents and of the performance there under by both the COUNTY and Contractor. The CONSULTANT shall recommend decisions on all claims from the COUNTY or Contractor relating to the execution and progress of the work on all other matters or questions related thereto.

CONSULTANT shall provide requirements for review materials testing and special inspections. The CONSULTANT shall also review testing and observations reports for compliance with buildings codes and the Contract Documents. The CONSULTANT shall notify the owner of any discrepancies and assist with the COUNTY on determining a solution. Testing will be contracted with and paid by Pima County independently of this contract.

The CONSULTANT shall have the authority to reject Work, which does not conform to the Contract Documents, and to require, if in his opinion necessary, special inspection or testing of any Work at any stage of progress. The CONSULTANT shall also notify the COUNTY of the necessity to require the Contractor to stop the Work whenever, in his opinion, it may be necessary for the proper performance of the Contract. The COUNTY, when necessary, shall issue the order to stop the Work.

The CONSULTANT shall review and approve shop drawings, samples, and other submissions of the Contractor with reasonable promptness to maintain the construction schedule. The CONSULTANT shall furnish any requested additional instructions in writing, by means of drawings, or otherwise, necessary for the proper execution of the Work. All such instructions or drawings shall be consistent with the Contract Documents, true developments thereof, and reasonably inferable therefrom.

The CONSULTANT shall make minor changes in the Work not involving extra cost, delay, or claim of any kind against the COUNTY and/or Contractor, and not inconsistent with the purposes of the Project. Otherwise, except in an emergency endangering life or property, the CONSULTANT shall prepare and process no extra work or change except by WRITTEN approval and Change Order signed by the COUNTY. The CONSULTANT shall review and respond to said Change Orders as well as any Request for Proposals to the Contractor.

The CONSULTANT shall produce, and determine, the date of issuance of the Certificates of Substantial Completion and Final Completion shall receive written guarantees, waiver of liens, and related documents assembled by the Contractor, and shall issue a final Certificate for Payment.

h. Project Close Out

The CONSULTANT shall review the CONTRACTOR'S as-built plans for accuracy and completeness at the completion of the project and submit the Record Drawings Package (electronic pdf and AutoCad as-built drawings) formatted per requirements of the COUNTY at the time of submission.

- i. As part of the Project Closeout requirements, the CONSULTANT shall prepare records drawings in AutoCAD format which contain external references (x-refs) by using the "Bind" command so that the x-ref drawing becomes part of the final drawing. This will prevent unintentional updating of archived drawings by later changes to referenced drawings. Binding an x-ref to the final drawing makes the x-ref a permanent part of the drawing and no longer an externally referenced file. Bind the entire database of the x-ref drawings, including all its x-ref-dependent names objects (blocks, dimension styles, layers, linetypes, and text styles) by using the XREF Bind option. Referenced images, PDFs, or other file format shall also be bound and submitted individually as part of the record drawings package.
- ii. When choosing to bind the x-ref to the current drawing, AutoCAD prompts to which type of bind to use: Bind or Insert. Do not use the Insert command. When the Insert option is used, AutoCAD inserts the drawing as a normal block, and prefix names objects with the x-ref's drawing name. Consequently, any duplicate objects in the x-ref are ignored, and the names objects in the current drawing take precedence. Although this feature eliminates redundancy of duplicate layer names, it may give unexpected results if there are duplicate named objects.
- iii. Do not create drawings using proxy objects.
- iv. Provide a digital copy of the Record Drawings in AutoCAD format and deliver to the COUNTY.
- v. The CONSULTANT shall provide a PDF file for each sheet within the original Construction Drawings Package. Each file shall be labeled with the sheet name; i.e. A001, M-01, etc.
- vi. If the CONSULTANT used Revit to develop the Construction Drawings, the CONSULTANT shall provide Revit files to the COUNTY in addition to any AutoCAD format drawings provided.

The CONSULTANT shall review the Contractor's Operations and Maintenance Manuals (O&M Manual) and provide a list of items to be corrected or submitted per the Construction Documents. The Consultant shall back check the O&M Manual for completeness and notify the COUNTY when to direct the Contractor to submit to the COUNTY.

**B. SCOPE OF SERVICES TO BE PROVIDED BY PIMA COUNTY**

COUNTY shall provide the following items and services in support of the CONSULTANT'S work:

1. Cost of reproductions for all documents as listed in the Contract, which are used for meetings with COUNTY representatives, and as requested by the COUNTY's Project Manager.  
Reproduction costs
2. A Project Manager from Facilities Management assigned to work with the CONSULTANT;
3. Any information known to Pima County that is available regarding utilities and services, or any other project specific information as required. This does not limit or negate the requirement of the CONSULTANT to verify the field conditions;
4. Any reports and/or mitigation known to Pima County that is regarding the presence of hazardous materials on the property. In the event that hazardous materials are encountered, the COUNTY will contract directly with Abatement Consultants and Contractors for remediation, should that be necessary;
5. Any building Materials and Finishes Standards desired by the COUNTY;
6. Apply for and pay all building permit fees to include Pima County Wastewater fees (if any);
7. Consultation with Pima County officials as required.
10. Obtain and pay for third party Commissioning Agent.
11. PC FM will Provide Pima County Design and Construction Standards.

**MAP OF THE AREA**

End of Attachment 1 to Exhibit "A"







Line and Space, LLC  
627 East Speedway  
Tucson, Arizona 85705  
520.623.1313  
520.623.1303 fax  
[henryt@lineandspace.com](mailto:henryt@lineandspace.com)

April 19, 2021

Marty Klell, RA, Architectural Manager, New Building Services  
Pima County Facilities Management  
150 West Congress Street 5<sup>th</sup> Floor  
Tucson, Arizona 85701

RE: Northwest County Service Center  
Fee Proposal REV. 1

Dear Marty:

Enclosed is our revised fee proposal for the Northwest County Service Center. Our fee is based on our understanding of the project and the Scope of Professional Services Required dated March 15, 2021 Phase 2 V2.

Please note the following regarding our Fee:

- The fee is based on the scope of a 93,000sf facility with a construction budget of \$36,000,000.00
- Project delivery method is CMAR
- Civil fee includes only the planning phase for the Miracle Mile Road Left Turn Lane into the property. Once a design has been approved additional fee will be required for surveying and the completion of the construction documents. We estimate that the fee for construction documents could be in the range of \$40,000-45,000
- An early utility service package is included as separate line item. This fee includes public sewer extension plans onto Miracle Mile and coordination of Southwest Gas. It is assumed that water service will be from Fairview and not part of this early package work
- Survey fee listed is for addition survey work for the southeast corner of the site
- Fee assumes that wet and dry utilities and storm water conveyance exist at the project boundary, it also assumed that these utilities would serve the project via the use of a private service lines
- Environmental reports are not included
- Support utility easements, legal descriptions and processing are not included
- Offsite improvement plans (roadway, drainage, utilities, sewer, water, and fire service) are not included
- Fees do not include kitchen or commercial kitchen design. Kitchen consultant services and kitchen equipment selection or specifications are not included
- Pima County will provide as built drawings of the existing facility, the information provided in these drawings will be relied upon to complete the new expansion and design
- Fire protection design is by Performance Specification
- CA fee is based on a 14-month construction period
- Room and Interior wayfinding signage are included.
- Effort for relocation and repairs of the original Golden Pins Sign Marquee is included in the fee. Special signage, site signage and graphics are not included

An American Institute of Architects Western Mountain Region Firm of the Year



Line and Space, LLC  
627 East Speedway  
Tucson, Arizona 85705  
520.623.1313  
520.623.1303 fax  
[henryt@lineandspace.com](mailto:henryt@lineandspace.com)

April 19, 2021

- Fee listed for programming is for program confirmation and limited revisions for additional future program changes or additions
- Pima County will provide printing for their own use, PDF submittals provided
- Geotechnical Engineering Services are not provided
- CA fees do not include special structural inspections
- CA fees do not include site or material testing
- Fee includes reconciliation of cost estimates at each phase of the project and 1 GMP reconciliation, also included are design and coordination meetings as needed with the CMAR
- Enclosed Scope of Professional Services Required dated March 15, 2021 Phase 2 V2

The following pages outline our fee and effort for program confirmation through construction administration.

Respectfully Submitted,

Henry Tom, FAIA, NCARB,  
Principal Line and Space, LLC.

# Pima County Richard Northwest County Service Center

Fee Summary per Discipline

Line and Space, LLC

Line and Space, LLC

4/2/2021 REV. 1.41/9/2021

## Cost Summary

Basic Services	L and S											
	Total	Profit/Fee @ 0.5%	Profit/Fee @ 1%	Consultant	Architect	Subtotal	Presidio	McGinnis	Turner	Mechanical	KW	Electrical
Conceptual and Schematic Design	\$414,400.00	\$20,720.00	\$41,440.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Design Development	\$462,000.00	\$23,100.00	\$46,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction Documents	\$1,086,740.00	\$54,337.00	\$108,674.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bidding/CMAR Coordination	\$80,385.45	\$4,019.27	\$8,038.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction Administration	\$563,244.85	\$28,162.24	\$56,324.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Fee for Basic Services	\$3,764,506.06	\$188,225.30	\$376,450.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## Supplemental Services

Supplemental Services	L and S											
	Total	Profit/Fee @ 0.5%	Profit/Fee @ 1%	Consultant	Architect	Subtotal	Presidio	McGinnis	Turner	Mechanical	KW	Electrical
Existing Conditions Survey - N/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Project Programming (confirmation)	\$15,042.70	\$752.14	\$1,504.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Survey	\$5,382.48	\$269.12	\$538.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LEED Services (Score Card Only)	\$7,081.81	\$354.09	\$708.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LEED Services	\$55,077.03	\$2,753.85	\$5,507.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Furniture Assistance	\$45,439.84	\$2,271.99	\$4,543.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Art Coordination	\$5,480.40	\$274.02	\$548.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
On-Site Public Winter Plans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
On-Site Public Winter Plans	\$18,043.84	\$902.19	\$1,804.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Early Utility Services Plans	\$12,348.41	\$617.42	\$1,234.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Early Utility Services Plans	\$14,885.15	\$744.26	\$1,488.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Traffic Impact Analysis	\$12,448.00	\$622.40	\$1,244.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Drainage Statement	\$11,690.00	\$584.50	\$1,169.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Midsize Mile Left Turns (design only, no CD)	\$4,876.11	\$243.81	\$487.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Fee for Supplemental Services	\$222,391.37	\$11,119.57	\$22,239.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## Expenses

Expenses	L and S											
	Total	Profit/Fee @ 0.5%	Profit/Fee @ 1%	Consultant	Architect	Subtotal	Presidio	McGinnis	Turner	Mechanical	KW	Electrical
Conceptual and Schematic Design	\$2,075.50	\$103.78	\$207.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Design Development	\$332.50	\$16.63	\$33.25	\$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
Bidding	\$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	\$332.50	\$16.63	\$33.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Existing Conditions 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
Project Programming	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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
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
Total Expenses	\$3,040.50	\$152.03	\$304.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total Services and Expenses Each Discipline

Total Fee Services and Expenses

Design Contingency @ 10%

Total Fee This Proposal

Initial Approved Fee (2/4/2020)

Fee Expended to Date

Fee Remaining from Initial Fee

TOTAL FEE

(Total Fee This Proposal Less Fee Remaining from Initial Fee)

Henry Tom, FAIA, Principal at Line and Space, LLC

4/19/2021

Date

## Hourly Rate Schedule

Pima County Northwest County Service Center Fee Proposal

**Pima County Northwest County Service Center**

Hourly Rate Schedule 2021

Line and Space, LLC

4/2/2021

**Personnel Classification**

2021 Hourly Rate

**Architectural - Line and Space, LLC**

Principal III - Designer	\$165.91
Principal II - Senior Associate	\$160.47
Principal I - Project Manager	\$143.87
Project Architect III	\$138.36
Project Architect II	\$132.80
Project Architect I	\$127.02
Staff Architect III	\$117.94
Staff Architect II	\$108.84
Staff Architect I	\$104.52
Staff III	\$81.65
Staff II	\$72.55
Staff I	\$63.48
Specification Writer	\$127.02
Student Intern II	\$45.36

**Civil Engineers - Presidio Engineering**

Principal	\$155.00
Project Manager	\$131.02
Sr. Civil Designer	\$104.01
Civil Designer I	\$94.01
Sr. CADD Operator	\$89.01
Administrator II	\$104.01
Admin Asst.	\$64.02

**Landscape Architect - McGann and Associates**

Principal/Reg. Landscape Architect	\$135.00
Project Manager/Reg. Landscape Architect	\$110.00
Landscape Designer	\$80.00
CAD Technician	\$65.00
Clerical	\$55.00

**Structural - Turner Structural**

Principal	\$150.00
Senior Structural Engineer	\$125.00
Senior CAD Tech	\$85.00
CAD Designer	\$65.00

**Mechanical Engineering (HVAC, Plumbing and Fire Protection) - Kelly Wright & Associates**

Principal	\$99.89
Project Manager	\$86.60
AE	\$78.29
Designer	\$70.66
Clerical	\$46.98

<b>Personnel Classification</b>	<b>2021 Hourly Rate</b>
<b>Electrical Engineers - M3</b>	
Electrical Project Manager	\$130.00
Electrical Sr Designer	\$115.00
Electrical Designer I	\$85.00
Electrical Designer II	\$75.00
Clerical	\$65.00

<b>AV - MCH</b>	
Principals	\$95-\$220
Senior Consultant/PM	\$105-\$155
Associate Consultant	\$80-\$125

<b>Cost Estimating - Rider Levett Bucknall</b>	
Senior Cost Manager	\$160.00
Cost Manager	\$135.00

<b>Parking Consultant - Walker Consultants</b>	
Senior Vice President	\$310.00
Vice President	\$280.00
Principal/Director	\$260.00
Senior Project Manager/Senior Consultant	\$250.00
Project Manager/Consultant	\$215.00
Senior Engineer/Senior Architect	\$210.00
Engineer/Architect	\$185.00
Analyst/Planner/Specialist	\$175.00
Assistant Project Manager/Assistant Consultant	\$175.00
Designer	\$175.00
Senior Technician	\$160.00
Technician	\$145.00
Senior Administrative Assistant/Business Manager	\$120.00
Administrative Assistant	\$100.00

Line and Space

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Pima County Northwest County Service Center Fee Proposal



Line and Space, LLC  
4/02/2021 REV. 1.4/18/2021

**Line and Space, LLC**

[illegible][illegible]

Support Engineers

Pima County Northwest County Service Center  
Conceptual Design and Schematic Design

Line and Space, LLC

Line and Space, LLC  
4/20/2021

Hours	Principal-I	Principal-II	Principal-III	P Arch-I	P Arch-II	P Arch-III	Staff Arch-I	Staff Arch-II	Staff II	Staff I	Spec Writer	Student Intern II
3 Schematic Design												
Phase coordination - Scheduling, drawing already and work for	4	2	2									
Phase Project Scheduling	4	2	2									
Coordination of engineering consultants	2	2	2									
Design meetings with engineering consultants	48	12	4									
Site Visit Meeting with POC	16	4	4									
Utility codes - checking of cost of work	50	20	10									
Project research and design project information	24	120	2									
Schematic design - 30%	280	220	80									
Schematic design - 50%	280	220	80									
Schematic presentation drawings	348	120	40									
Schematic presentation drawings and renderings (8 total)	408	10	10									
Schematic narrative (outline spec)	70	8	2									
Schematic Option of Project Cost (coordination only)	48	10	12									
Utility Cost estimate	20	8	4									
Final Schematic phase program Preparation	72	12	8									
Final Schematic phase program Meeting	32	8	8									
Final Schematic Document Program Meeting, Distribution	16	8	4									
Admin	6	8	4									
Staff Hours	2880	644	328	0	0	0	216	0	400	0	60	0
Rate	\$153.87	\$146.56	\$133.22	\$122.90	\$122.90	\$122.90	\$117.81	\$100.78	\$75.60	\$67.18	\$117.81	\$42.00
Total Direct Labor	\$442,316.70	\$94,259.72	\$43,429.72	\$0.00	\$0.00	\$0.00	\$25,443.76	\$0.00	\$30,312.00	\$0.00	\$7,058.80	\$0.00
												\$279,823.78

	Air	Travelers	Cost	Total	Hotel	Rooms	Nights	Cost/Night	Food	per person	days	cost/day	Total	Material	Repro/Printing/Phone	TOTAL
Consultant Printing and Internal Progress and Coordination Printing	0	0	\$150.00	\$0.00	0	0	0	\$100.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Schematic Printing - by Pima County	0	0	\$150.00	\$0.00	0	0	0	\$100.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Schematic Presentation Boards	0	0	\$150.00	\$0.00	0	0	0	\$100.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3d Rendering Presentation Boards	0	0	\$150.00	\$0.00	0	0	0	\$100.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Study Model Building Material	0	0	\$150.00	\$0.00	0	0	0	\$100.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Presentation Model Building Material - Base (no cover, white museum board model)	0	0	\$150.00	\$0.00	0	0	0	\$100.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Modeling Materials and Misc. materials	0	0	\$150.00	\$0.00	0	0	0	\$100.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Support Expenses	0	0	\$150.00	\$0.00	0	0	0	\$100.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
																\$2,000.00

4 SUMMARY

Hours	Principal-I	Principal-II	Principal-III	P Arch-I	P Arch-II	P Arch-III	Staff Arch-I	Staff Arch-II	Staff II	Staff I	Spec Writer	Student Intern II
Staff Hours	3338	644	328	0	0	0	216	0	400	0	60	0
Rate	\$142,752.56	\$146.56	\$133.22	\$122.90	\$122.90	\$122.90	\$117.81	\$100.78	\$75.60	\$67.18	\$117.81	\$42.00
Total Direct Labor	\$476,752.56	\$94,259.72	\$43,429.72	\$0.00	\$0.00	\$0.00	\$25,443.76	\$0.00	\$30,312.00	\$0.00	\$7,058.80	\$0.00
Total Support Expenses												\$2,000.00
Total												\$279,823.78

## Line and Space, LLC

4/2/2021 REV. 14/18/2021

Materials		Repro/Mailing/Phone LD		TOTAL
Total		Total		
\$0.00		\$0.00		\$0.00
\$0.00		\$0.00		\$0.00
\$500.00		\$0.00		\$500.00
\$0.00		\$0.00		\$0.00
				\$900.00

Materials		Repro/Mailing/Phone LD		TOTAL
Total		Total		
\$0.00		\$0.00		\$0.00
\$0.00		\$0.00		\$0.00
\$500.00		\$0.00		\$500.00
\$0.00		\$0.00		\$0.00
				\$900.00

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524
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	Air	Hotel	Rental Car	Food	Total	cost/day	days	cost/day	Total	Materials	Reproducing/Phone/LD	TOTAL
	fare/tickets	rooms	Cars	persons	cost/light	nights				Total	Total	
Consultant Printing and Internal Progress and Coordination Printing	\$0.00	\$0.00	\$0.00	0	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50% CD Specs. (8 sets) - By Firm Country	0	\$0.00	0	0	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
90% CD Specs. (8 sets) - By Firm Country	\$0.00	\$0.00	0	0	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fired CD Specs. (2 sets) - By Firm Country	0	\$0.00	0	0	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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Line and Space, LLC  
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House	Principal I	Principal II	P Arch. I	P Arch. II	P Arch. III	Staff Archt. I	Staff Archt. II	Staff III	Staff I	Staff II	Staff III	Spec. Winter	Student Intern I	Student Intern II
House	Principal I	Principal II	P Arch. I	P Arch. II	P Arch. III	Staff Archt. I	Staff Archt. II	Staff III	Staff I	Staff II	Staff III	Spec. Winter	Student Intern I	Student Intern II

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## 2 SUMMARY

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Line and Space, LLC  
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Construction Performance									
Phase	Completion	Start Date	End Date	Duration (Days)	Actual Cost (\$)	Budget Cost (\$)	Variance (\$)	Cost Index	Notes
1	2023-01-15	2023-01-15	2023-01-15	1	100.00	100.00	0.00	1.00	Initial Mobilization
2	2023-01-16	2023-01-16	2023-01-16	1	200.00	200.00	0.00	1.00	Site Preparation
3	2023-01-17	2023-01-17	2023-01-17	1	300.00	300.00	0.00	1.00	Foundation Work
4	2023-01-18	2023-01-18	2023-01-18	1	400.00	400.00	0.00	1.00	Structural Framework
5	2023-01-19	2023-01-19	2023-01-19	1	500.00	500.00	0.00	1.00	Roofing Installation
6	2023-01-20	2023-01-20	2023-01-20	1	600.00	600.00	0.00	1.00	Interior Finishing
7	2023-01-21	2023-01-21	2023-01-21	1	700.00	700.00	0.00	1.00	Landscaping
8	2023-01-22	2023-01-22	2023-01-22	1	800.00	800.00	0.00	1.00	Final Inspection
9	2023-01-23	2023-01-23	2023-01-23	1	900.00	900.00	0.00	1.00	Project Closeout
10	2023-01-24	2023-01-24	2023-01-24	1	1000.00	1000.00	0.00	1.00	Handover to Client
11	2023-01-25	2023-01-25	2023-01-25	1	1100.00	1100.00	0.00	1.00	Post-project Review
12	2023-01-26	2023-01-26	2023-01-26	1	1200.00	1200.00	0.00	1.00	Archival of Documents
13	2023-01-27	2023-01-27	2023-01-27	1	1300.00	1300.00	0.00	1.00	Client Satisfaction Survey
14	2023-01-28	2023-01-28	2023-01-28	1	1400.00	1400.00	0.00	1.00	Final Report Generation
15	2023-01-29	2023-01-29	2023-01-29	1	1500.00	1500.00	0.00	1.00	Project Completion
16	2023-01-30	2023-01-30	2023-01-30	1	1600.00	1600.00	0.00	1.00	Post-project Analysis
17	2023-01-31	2023-01-31	2023-01-31	1	1700.00	1700.00	0.00	1.00	Final Project Summary
18	2023-02-01	2023-02-01	2023-02-01	1	1800.00	1800.00	0.00	1.00	Client Meeting
19	2023-02-02	2023-02-02	2023-02-02	1	1900.00	1900.00	0.00	1.00	Project Handover
20	2023-02-03	2023-02-03	2023-02-03	1	2000.00	2000.00	0.00	1.00	Final Project Review
21	2023-02-04	2023-02-04	2023-02-04	1	2100.00	2100.00	0.00	1.00	Project Closeout
22	2023-02-05	2023-02-05	2023-02-05	1	2200.00	2200.00	0.00	1.00	Handover to Client
23	2023-02-06	2023-02-06	2023-02-06	1	2300.00	2300.00	0.00	1.00	Post-project Review
24	2023-02-07	2023-02-07	2023-02-07	1	2400.00	2400.00	0.00	1.00	Archival of Documents
25	2023-02-08	2023-02-08	2023-02-08	1	2500.00	2500.00	0.00	1.00	Client Satisfaction Survey
26	2023-02-09	2023-02-09	2023-02-09	1	2600.00	2600.00	0.00	1.00	Final Report Generation
27	2023-02-10	2023-02-10	2023-02-10	1	2700.00	2700.00	0.00	1.00	Project Completion
28	2023-02-11	2023-02-11	2023-02-11	1	2800.00	2800.00	0.00	1.00	Post-project Analysis
29	2023-02-12	2023-02-12	2023-02-12	1	2900.00	2900.00	0.00	1.00	Final Project Summary
30	2023-02-13	2023-02-13	2023-02-13	1	3000.00	3000.00	0.00	1.00	Client Meeting
31	2023-02-14	2023-02-14	2023-02-14	1	3100.00	3100.00	0.00	1.00	Project Handover
32	2023-02-15	2023-02-15	2023-02-15	1	3200.00	3200.00	0.00	1.00	Final Project Review

days	cost/day	Total	Materials	Repro/Mailing/Phone LD	TOTAL
0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0	\$0.00	\$500.00	\$500.00
0	\$0.00	\$0	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0	\$0.00	\$0.00	\$0.00

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Line and Spec, LLC  
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Hours	Principal-I	Principal-II	Principal-III	P. Arch. I - P. Arch. II	P. Arch. III - P. Arch. IV	P. Arch. V - P. Arch. VI	P. Arch. VII - P. Arch. VIII	Staff I	Staff II	Staff III	Staff IV	Spec. Writer	Student Intern-I
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Programming Confirmation									
Activity	Start Date	End Date	Duration	Frequency	Location	Facilitator	Participant Count	Notes	Signature
Scheduling and Coordination	1/15/2024	1/15/2024	1 hr	1	Online	John Doe	10		
Programming Confirmation	1/16/2024	1/16/2024	1 hr	1	Online	John Doe	10		
System Review	1/17/2024	1/17/2024	1 hr	1	Online	John Doe	10		
System Review	1/18/2024	1/18/2024	1 hr	1	Online	John Doe	10		
System Review	1/19/2024	1/19/2024	1 hr	1	Online	John Doe	10		
System Review	1/20/2024	1/20/2024	1 hr	1	Online	John Doe	10		
System Review	1/21/2024	1/21/2024	1 hr	1	Online	John Doe	10		
System Review	1/22/2024	1/22/2024	1 hr	1	Online	John Doe	10		
System Review	1/23/2024	1/23/2024	1 hr	1	Online	John Doe	10		
System Review	1/24/2024	1/24/2024	1 hr	1	Online	John Doe	10		
System Review	1/25/2024	1/25/2024	1 hr	1	Online	John Doe	10		
System Review	1/26/2024	1/26/2024	1 hr	1	Online	John Doe	10		
System Review	1/27/2024	1/27/2024	1 hr	1	Online	John Doe	10		
System Review	1/28/2024	1/28/2024	1 hr	1	Online	John Doe	10		
System Review	1/29/2024	1/29/2024	1 hr	1	Online	John Doe	10		
System Review	1/30/2024	1/30/2024	1 hr	1	Online	John Doe	10		
System Review	1/31/2024	1/31/2024	1 hr	1	Online	John Doe	10		
System Review	2/1/2024	2/1/2024	1 hr	1	Online	John Doe	10		
System Review	2/2/2024	2/2/2024	1 hr	1	Online	John Doe	10		
System Review	2/3/2024	2/3/2024	1 hr	1	Online	John Doe	10		
System Review	2/4/2024	2/4/2024	1 hr	1	Online	John Doe	10		
System Review	2/5/2024	2/5/2024	1 hr	1	Online	John Doe	10		
System Review	2/6/2024	2/6/2024	1 hr	1	Online	John Doe	10		
System Review	2/7/2024	2/7/2024	1 hr	1	Online	John Doe	10		
System Review	2/8/2024	2/8/2024	1 hr	1	Online	John Doe	10		
System Review	2/9/2024	2/9/2024	1 hr	1	Online	John Doe	10		
System Review	2/10/2024	2/10/2024	1 hr	1	Online	John Doe	10		
System Review	2/11/2024	2/11/2024	1 hr	1	Online	John Doe	10		
System Review	2/12/2024	2/12/2024	1 hr	1	Online	John Doe	10		
System Review	2/13/2024	2/13/2024	1 hr	1	Online	John Doe	10		
System Review	2/14/2024	2/14/2024	1 hr	1	Online	John Doe	10		
System Review	2/15/2024	2/15/2024	1 hr	1	Online	John Doe	10		
System Review	2/16/2024	2/16/2024	1 hr	1	Online	John Doe	10		
System Review	2/17/2024	2/17/2024	1 hr	1	Online	John Doe	10		
System Review	2/18/2024	2/18/2024	1 hr	1	Online	John Doe	10		
System Review	2/19/2024	2/19/2024	1 hr	1	Online	John Doe	10		
System Review	2/20/2024	2/20/2024	1 hr	1	Online	John Doe	10		
System Review	2/21/2024	2/21/2024	1 hr	1	Online	John Doe	10		
System Review	2/22/2024	2/22/2024	1 hr	1	Online	John Doe	10		
System Review	2/23/2024	2/23/2024	1 hr	1	Online	John Doe	10		
System Review	2/24/2024	2/24/2024	1 hr	1	Online	John Doe	10		
System Review	2/25/2024	2/25/2024	1 hr	1	Online	John Doe	10		
System Review	2/26/2024	2/26/2024	1 hr	1	Online	John Doe	10		

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Staff No/ra	House	Principal-I	Principal-II	Principal-III	Principal-IV	P Arch. I	P Arch. II	P Arch. III	Staff Arch. I	Staff Arch. II	Staff III	Staff I	Spec. Wk	Student Intern
334	28	28	28	28	28	0	0	0	0	0	0	0	0	0
Rate	\$155.87	\$148.59	\$153.22	\$122.12	\$122.46	\$117.01	\$108.21	\$100.78	\$97.18	\$75.80	\$43.00	\$38.75	\$117.61	\$42.00
	\$4,302.76	\$4,100.32	\$4,100.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$922.92	\$0.00	\$0.00

Total Direct Labor	
Total Support Expenses	
Total	

## Survey

Line and Space, LLC

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## Line and Space, LLC

4/22/2021 REV. 1-4/18/2021

Line and Space, LLC

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## 2 SUMMARY

**Total Direct Labor**  
**Support Expenses**  
**Total**

Line and Space, LLC  
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	Air	Hotel	Food	Rental Car	Materials	Reimbursing Phone Ld.	TOTAL
	taximeters	cost	Total	days	cash/day	Total	Total
Parking	0	\$0.00	\$0.00	0	\$0.00	\$0	\$0.00
Support Expenses							\$0.00

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Total Direct Labor  
Support Expenses  
Total

**Pima County Northwest County Service Center**  
Furniture Assistance

Line and Space, LLC  
4/2/2021 REV> 1/18/2021

Line and Space, LLC

Item	Hour	Principal	Principal II	Principal III	P Arch I	P Arch II	P Arch III	Staff Arch I	Staff Arch II	Staff Arch III	Staff I	Staff II	Staff III	Spec. Writer	Student Intern	Repro/Printing/Phone LD	Materials	Travel	Food	Rental Car	Cost/day	days	Total	TOTAL
1 Furniture Assistance																								
Coordination	4																							
Furniture Layout and Meeting with AP, HD and OWD	100																							
Furniture Meeting with PC Interior Designer	120																							
Furniture Review and Recommendations	40																							
Furniture Coordination with PC and Recommendations with Consultants	31																							
Furniture Final Review	24																							
Admin	2																							
Staff Hours	337																							
Rate		\$15,877.34																						\$42,896.82
Total Direct Labor																								\$42,896.82
Support Expenses																								\$0.00
																								\$0.00
																								\$0.00

**2 SUMMARY**

Hour	Principal-I	Principal-II	Principal-III	P Arch-I	P Arch-II	P Arch-III	Staff Arch-I	Staff Arch-II	Staff Arch-III	Staff-I	Staff-II	Staff-III	Spec. Writer	Student Intern	Repro/Printing/Phone LD	Materials	Travel	Food	Rental Car	Cost/day	days	Total	TOTAL	
Staff Hours	337																							
Rate	\$18,574.34	\$183.07	\$148.55	\$126.10	\$122.98	\$117.81	\$109.21	\$100.78	\$75.80	\$87.18	\$58.76	\$117.81	\$0.00	\$42.896.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,896.82	
Total Direct Labor																								\$42,896.82
Support Expenses																								\$0.00
																								\$0.00
																								\$0.00

Line and Space, LLC

Line and Space, LLC  
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4/2/2021 REV. 1.4/18/2021

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## 2 SUMMARY

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Line and Space, LLC  
4/2/2021 REV> 1 4/18/2021

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TOTAL											
Survey Support Expenses \$0.00											

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Line and Space, LLC  
4/2/2021 REV. 4/18/2021

Hours	Principal-III.....	Principal-II.....	Principal-I.....	P. Arch. III.....	P. Arch. II.....	P. Arch. I.....	Staff Arch. III.....	Staff Arch. II.....	Staff III.....	Staff I Spec. Writer	Student Intern II
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**Presidio Engineering**

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



Revised April 15, 2021  
Revised April 1, 2021  
March 31, 2021

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**Presidio**  
ENGINEERING, INC.

CIVIL • LAND DEVELOPMENT • WATER RESOURCES

**REVISED**

**PROFESSIONAL SERVICES AGREEMENT**

**FOR**

**PIMA COUNTY NW SERVICES CENTER**

**(Tax Parcel Nos. 107-06-005B, 107-06-002J and 107-06-002K)**

**Revised April 15, 2021**

**Revised April 1, 2021**

**March 31, 2021**

**Presidio Engineering Job No. 119013-02-0010**

**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) on a CMAR basis to provide AE services for 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 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, a convenience store building along with parking and landscape improvements.
- D. The County envisions redevelopment of the site as follows:
  - Construct new 3-story, 93,000 GSF main building.
  - Construct new 2-story, above ground parking garage.
  - Create pad for a future 2-story 11,000 GSF health clinic.
- E. Access for the project is to continue to be from both Miracle Mile (State Route 77) and Fairview Avenue.

INITIAL \_\_\_\_\_

1 of 16

190 S. STRATFORD DR. SUITE #105  
TUCSON, AZ 85716

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It is also 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 construction documents will be prepared to Pima County Standards only.

Additionally, the County is desirous of constructing a new dedicated eastbound left turn lane for access into the property from State Route 77/Miracle Mile.

However, until a Traffic Impact Analysis (TIA) has been prepared and approved by ADOT/COT, the viability and the limits of the required off-site roadway improvements are unknown.

Therefore, the scope of work (SOW) and fees within this Agreement will include the preparation of a TIA along with a Preliminary Left Turn Lane Exhibit for planning purposes and does not include the preparation of any off-site roadway Construction Documents (CDs).

Upon completion of the TIA planning process, a separate SOW for the surveying and engineering of off-site roadway CDs will be prepared and used to generate a request for additional services, for review and approval by the Client.

- F. Currently it is anticipated that public gravity sewer conveyance service to the project's structures can be provided through the construction of a new public MH on the existing 8" public main in Miracle Mile (G-226) and the extension of a new public 8" main into the site. The new public main will terminate in a new on-site public MH along the east side of the site.

Additionally, new 6" building connection sewer (BCS) lines will then be employed to provide conveyance from the buildings to the new on-site 8" main and terminal manhole as needed.

It is also anticipated that public domestic and fire flow service can be provided via the installation of a looped system. The looped system would be created by making two connections to the existing 16" main in Fairview (Tucson Water's PNs 059-1964 and 052-2009) and encircling the proposed on-site structures with a new 12" main depending on the project's fire flow requirement.

Actual looping alignments and main sizes will be determined upon the preparation and submittal of a Water Master Plan to Tucson Water for use in their system modeling efforts.

Other than specified above, the SOW and fees for this Agreement assumes that all necessary supporting utilities both wet and dry along with storm water conveyance facilities exist at the boundary of the project and therefore this Agreement does not include the preparation and processing of any off-site improvement plans.

- G. It is important to note that the SOW and fees contained within this Agreement does 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.

This Agreement also assumes that the County will cure, at their own cost, the boundary conflicts as detailed by Putt Land Surveying in their April 20, 2020 Boundary and topographic Survey for this site.

- H. Presidio understands that the Client will be making all submittals for the project including the processing of all of Presidio's work products.
- I. 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 SOW 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).
  - 6. Supporting approved landscape documents including Landscape and Irrigation Plans.
  - 7. Supporting Architectural along with MP&E Plans and calculations.
  - 8. Supporting structural design.
  - 9. Supporting site lighting including parking lot lighting.
  - 10. SWPPP inspections.

Presidio's understanding of this project is further detailed within the March 18, 2021 email from Henry Tom which is attached to this Agreement as Exhibit "C".

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

## **II. SCOPE OF WORK**

- 1. **Site Land Survey.** Presidio will have its surveying consultant augment its original April 20, 2020 Boundary and Topographic Survey on the site to include APN 107-06-002K (convenience store in SE corner of site).

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.

**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 2020 compatible format which includes boundary, topography and culture.

**2. Traffic Impact Analysis (TIA).** Presidio will have its traffic consultant prepare a Category I TIA per the City of Tucson's Transportation Access Management Guidelines as well as the ADOT Traffic Engineering Guidelines and Processes' requirements.

- SD Phase. A draft TIA will be prepared that will emphasize operational issues, the location and type of site access driveways, the potential warranting of turn lanes into/from the development and the impact of the local transportation network. The TIA will be based on the concept plan (Conceptual Scheme 4M) for the project.

The draft TIA will be submitted for review by the Client. Once the Client's comments have been received and reviewed, a final electronic version of the TIA will be generated for submittal to Pima County, the City of Tucson and ADOT. Review comments provided by the City, County or ADOT on the TIA will be addressed.

- DD Phase. In this phase, the TIA will be revised if necessary, based on refinements to the Site Plan, and submitted in electronic form for Client and jurisdictional reviews.

Existing recorded traffic data from the City of Tucson and ADOT for the roadways and intersections in the study area will be requested from these jurisdictions. If the requested information is not available and if traffic counts are still required by the City, they can be obtained at a cost of \$1,500.00 which is shown within this task's direct costs.

**Client Provided Items:**

- Existing site and building as-builts (plans and reports) in .pdf format.
- Schematic gross building areas, floor area ratios, maximum building height, number of stories and building use data.
- Existing and proposed demand requirements.
- Schematic Foundation Plan in AutoCAD Civil 3D 2020 compatible format.

**Deliverables:**

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

- 3. Drainage Services.** Presidio will have its drainage consultant prepare a Drainage Report in support of site development.

A preliminary copy of the Drainage Report will be prepared and provided to the Client for review. This preliminary draft will include recommendations to provide City of Tucson threshold (first flush) retention. No stormwater detention will be designed for this site.

The Drainage Report will be finalized upon completion of the Construction Document phase with a copy being provided to the client for submittal and review.

**Client Provided Items:**

- Existing site and building as-built (plans and reports) in .pdf format.
- Schematic Foundation Plan in AutoCAD Civil 3D 2020 compatible format.

**Deliverables:**

- Preliminary and final Drainage Report in .pdf format.

- 4. Schematic Design (SD) Phase.** The following services will be provided under this task.

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

**B. 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.

**C. Schematic On-Site Civil Plans.** Based upon completion of the existing conditions site land survey along with project development requirements, as provided by the Client, Presidio will prepare a schematic set of on-site civil grading, drainage and paving plans and provide them to the Client for review.

**D. Preliminary Sewer Recommendations.** Based upon project data provided by the Client, Presidio will discuss sewer conveyance/treatment capacity with PCRWRD. Presidio will provide our recommendations for service to the project upon receipt of comments from the above agencies.

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

1. Attend one in-house quality review session.
2. Attend one document review meeting with the County.

**Client Provided Items:**

- Existing site and building as-builts (plans and reports) in .pdf format.
- Schematic gross building areas, floor area ratios, maximum building height, number of stories and building use data.
- Existing and proposed demand requirements.
- Schematic Foundation Plan in AutoCAD Civil 3D 2020 compatible format.

**Deliverables:**

- Schematic Site Plan in .pdf and AutoCAD Civil 3D (2020) format.
- Meeting and comment responses in .pdf format.
- Recommendations in .pdf format.

**5. Design Development (DD) Phase.** The following services will be provided under this task.

**A. On-Site Private Improvement Plans.** Based upon completion of the SD Phase, Presidio will prepare the 30% set of the private grading, drainage and paving plans for the civil site improvements.

**B. Off-Site Plans.** As previously mentioned, until the TIA process has been completed the extent of off-site roadway improvement is unknown and therefore this Agreement does not include in its fees or SOW the preparation and processing of any Off-Site Improvement Plans/CDs.

Should off-site improvements be pursued, Presidio may provide surveying and design services under a separate agreement to be agreed upon by both the Client and Presidio.

**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 Pima County.

**Client Provided Items:**

- Dimensionally stable Foundation Plan (one hard copy and AutoCAD Civil 3D 2020).
- Wastewater fixture unit counts.
- Supporting landscape documents (Landscape and Irrigation Plans including irrigation meter locations and sizes in AutoCAD Civil 3D 2020 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 and percolation test results for retention/detention basin design.
- Any supporting structural design/plans.
- Hardscape Plan in AutoCAD Civil 3D 2020 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 pump and fire service line sizes and on-site private system 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 2020 .dwg format.

**6. Construction Documents (CD) 50%, 90% and 100% Phase.** The following services will be provided under this task.

**A. On-Site Private Improvement Plans.** Based upon completion of the DD phase, Presidio will prepare the private grading, drainage and paving plans for the civil site improvements. The improvement plans will be provided at the 50%, 90% and 100% completion stages.

**B. Storm Water Pollution Prevention Plan (SWPPP).** Presidio will also assist the Client in preparing stormwater pollution prevention plans and narratives at 50%, 90% and 100% completion stages. Presidio's work will include the preparation of erosion and sediment control plans along with the SWPPP narratives to cover the earth modifying activities associated with the on-site civil site plans prepared within this Agreement and providing the Client with known project data for their use in filing the NOI with ADEQ.

This Agreement assumes that this site is not located within ¼ mile of a currently designated impaired, unique or outstanding Arizona water body.

Further, this Agreement assumes that the Client will provide copies of any required local, state or federal biological and/or cultural permits and any other federal or state permits such as 404, as may be required.

It is important to note that the Client and/or their designated site operator is responsible for implementing the SWPPP program and installing, maintaining, inspecting, modifying and correcting BMPs along with interim and final site stabilization and NOT filing as these items are not included within the SOW nor fees of this Agreement.

**C. Off-Site Plans.** As previously mentioned, until the TIA process has been completed the extent of off-site roadway improvement is unknown and therefore this Agreement does not include in its fees or SOW the preparation and processing of any Off-Site Improvement Plans/CDs.

**D. Dry Utility Coordination Sheets.** Presidio will also provide grading, paving and drainage information to the Client's electrical, mechanical and plumbing consultants as well as the dry utility providers as they design their facilities to service this project. The Client will need to have a Surveyor provide the necessary supporting utility easement legal descriptions. The cost of legal description preparation and processing is not included in the fees associated with this Agreement.

**E. 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 "book" specifications is not included in either the SOW or fees of this Agreement.

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

1. Attend one in-house quality review session for each completion stage submittal.
2. Attend one document review meeting at Pima County.

**Client Provided Items:**

- Updates, addendums to any information provided to Presidio in the DD design phase.
- Electrical/Gas/Voice/Data site design including site lighting.
- The Client will need to execute the SWPPP Narrative Certification page as well as process the NOI with ADEQ and obtain the Construction Authorization.
- Preferred locations for stabilized construction entrance, equipment, and construction and material storage along with the vehicle wash down/maintenance areas, spill prevention kit and port-a-potties, etc.
- Preferred method of final stabilization.
- SWPPP inspections.
- Copies of any local, state or federal biological/cultural/404 permits (if required).

**Deliverables:**

- All plans and reports in .pdf format along with plans in AutoCAD Civil 3D 2020 .dwg format.

**7. Early Utility Services.** Presidio will provide the following early utility services.

**A. Miracle Mile Public Sewer Extension Plans.** Presidio will prepare a set of Public Sewer Plans for the extension of a public 8" sewer main that will extend from the existing public sewer located within Miracle Mile and terminate just inside the site with a public MH.

Further extension of the public sewer into the site will be achieved through the preparation and processing of separate on-site plans covered within Task No 9.

It is also assumed that making the above point of connection will not require the preparation and processing of a Flow Management Plan (FMP). If a FMP is required, its preparation and processing with PCRWRD will be the responsibility of the contractor.

Presidio's SOW includes the preparation and processing of PDEQ's Notice of Intent to Discharge form.

**B. Southwest Gas Coordination.** A review of Southwest Gas base maps indicates that existence of existing mains in both Miracle Mile (4" PE) and Fairview Avenue (4"/6" PE).

The base maps also indicate that there is a 1¼" service line into the site from the Miracle Mile Main.



Further, as Southwest Gas prepares its own gas extension plans, Presidio will coordinate with Southwest Gas regarding the project's needs to confirm, if possible, that the site can be serviced using the existing 1¼" service line and/or through use of the Fairview Avenue mains.

Otherwise, Presidio will request that Southwest Gas work with ADOT, Pima County and the Client to prepare plans to install additional stubs in Miracle Mile.

**Client Provided Items:**

- Wastewater fixture unit counts.
- Gross building area, floor area ratio, maximum building height and number of stories.
- Review fees.
- Wastewater and gas demand requirements.
- Public sewer easement legal descriptions and exhibits.

**Deliverables:**

- All plans and reports in .pdf format along with plans in AutoCAD Civil 3D 2020 .dwg format.

8. **On-Site Public Water Plans.** Presidio will prepare the On-Site Public Water Plans for the project. This system will be designed in accordance with the requirements of Tucson Water. As discussed within the Project Understanding, it is anticipated that the new water system will be public and will consist of a 12" internal looped system which will be formed by making two connection to the existing 16" main located in Fairview Avenue.

However, it should be noted that these points of connection cannot be verified until a fire flow requirement has been determined and Tucson Water has evaluated a current hydraulic model of the system.

Consequently, Presidio will initially prepare a Water Master Plan (WMP) to be submitted to Tucson Water to facilities their modeling efforts.

This Agreement does not include the design and preparation of on or off-site improvements plans for water booster pumps, storage tanks or other system upgrades if required other than those described within this Agreement.

Upon approval of the WMP, Presidio will prepare a set of Water Plans.

Presidio's work also includes submittal for Approval to Construct by Pima County Department of Environmental Quality (PDEQ).

**Client Provided Items:**

- Fixture unit counts.
- Supporting landscape documents (Landscape and Irrigation Plans including irrigation meter locations and sizes in AutoCAD Civil 3D 2020 compatible file and .pdf format).
- Gross building area, floor area ratio, maximum building height and number of stories.
- Building plumbing plans.

- Review fees.
- Demand requirements.
- Domestic meter sizing, fire pump and fire service line sizes and on-site private system hydraulic modeling along with horizontal and vertical points of connection.
- Public water easement legal descriptions and exhibits.

**Deliverables:**

- All plans and reports in .pdf format along with plans in AutoCAD Civil 3D 2020 .dwg format.

9. **On-Site Public Sewer Plans.** The preparation of a set of Public Sewer Plans for that portion of the sewer located within Miracle Mile be covered under Item A of Task No. 7.

However, Presidio will prepare the On-Site Public Sewer Plans for this project in accordance with PCRWRD and PDEQ requirements.

As discussed within the Project Understanding, it is assumed that gravity sewer service for this project can be made via an extension from the existing 8" public main located within Miracle Mile and into the site.

It is also assumed that making the above point of connection will not require the preparation and processing of a Flow Management Plan (FMP). If a FMP is required, its preparation and processing with PCRWRD will be the responsibility of the contractor.

Presidio's SOW includes the preparation and processing of PDEQ's Notice of Intent to Discharge form.

**Client Provided Items:**

- Wastewater fixture unit counts.
- Gross building area, floor area ratio, maximum building height and number of stories.
- Hardscape Plan in AutoCAD Civil 3D 2020 compatible format.
- Pipe sizing 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.
- Public sewer easement legal descriptions and exhibits.

**Deliverables:**

- All plans and reports in .pdf format along with plans in AutoCAD Civil 3D 2020 .dwg format.

- 10. Preliminary SR 77/Miracle Mile Eastbound Left Turn Lane Planning Exhibit.** In conjunction with the TIA process discussed in Item No. 2 above, Presidio will prepare a preliminary planning exhibit for the proposed left turn lane that is to be used as a planning tool in coordinating with Pima County, COT and ADOT in determining the viability and extent of said left turn lane.

The preliminary plan will be:

- Based upon available PAG aerial/topographic data.
- Plan view only.
- Based upon preliminary TIA recommendations.
- Located at the current median opening along the west end of the site.
- Submitted for review to Pima County/COT/ADOT.
- Revised to reflect one round of comments.
- Used to establish a SOW for CD preparation.

- 11. Bidding Phase.** Presidio will assist the Client in evaluating one round of requests for information from bidders/contractors, interpreting bids and developing and evaluating alternative design solutions within the limits of the fee contained within this Agreement. Our services for this task will be provided on a time and materials basis.

**Client Provided Items:**

- RFIs in .pdf file format.

**Deliverables:**

- Written recommendations in .pdf file format.

- 12. Construction Administration (CA).** Presidio will provide site surveillance at appropriate intervals to observe the general conformance of the grading and paving work to the plans and specifications.

Presidio's surveillance will be ongoing during construction and will include punchlist preparation and final walk-through. In order for Presidio to provide a substantial completion letter for the civil site improvements prepared under this Agreement, the Client will need to supply, at their own cost, Presidio with the following listed items:

- Client/Contractor's construction staking Surveyor's as-builts (as-built information to be provided in redline format to existing plans as well as AutoCAD line work, line and grade of curbs, ramps and sidewalk, stormwater basins and systems). Additionally, one hard copy of RLS sealed and signed "As-Built" Sewer Plans per PCRWRD or PDEQ's requirements.
- Certification letters from the Surveyor (same as above), Geotechnical Engineer, Landscape Architect and Contractor that project was built in substantial conformance with the approved plans and specifications along with any as-built/approved modifications.

Upon Presidio's acceptance of said information, a letter of substantial completion will be prepared for processing with the County.

Further, Presidio will require that the Client have the contractor provide a construction schedule ten working days prior to the start of construction and that the contractor attend all meetings called by Presidio.

In addition, the Client will need to ensure in their construction contract with the general contractor that Presidio and its sub-consultants, will be indemnified and will be made additional insured under the Client's general contractor's general liability insurance policy.

It should also be noted that this Agreement does not cover conducting detailed inspections or providing exhaustive or continuous project review and observation services. Presidio's services do not include inspection services. In addition, Presidio does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, sub-contractor, supplier or any other entity furnishing materials or performing any work on the project. If the Client desires more extensive project observation or full-time project representation, such services may be provided by Presidio as additional services under a separate agreement to be agreed upon by the Client and Presidio.

Additionally, the preparation and processing of sewer as-builts is the responsibility of the Client's project Surveyor and is not included within the SOW or fees of this Agreement.

Further, it should be noted that Presidio is not responsible for the construction methods employed on-site nor is Presidio responsible for the safety of any workers associated with the project.

This Agreement is also based upon the Client contracting a qualified geotechnical firm to:

- Observe site preparation activities so as to confirm that the soil conditions encountered are as expected within the project's Geotechnical Report.
- Conduct materials testing to ensure conformance with the project's plans and specifications.
- Provide copies of these test results to Presidio on a weekly basis.

Additionally, it is important to state that this Agreement is based upon the understanding that it is the responsibility of the Client, his representatives and his contractor to contact the Geotechnical Engineer at the appropriate stages of the project to ensure materials testing is conducted such that conformance with the project plans and specifications is ensured.

This Agreement is further based upon the Client contracting with an Arizona Registered Land Surveyor to provide construction staking/as-built information and that the Client's contract with the Surveyor stipulate that the Surveyor provide any as-built data required by the jurisdiction having authority and by Presidio and that the Surveyor will respond to a request for surveying services no later than 48 working hours from the time the request has been made.

The amount of effort expended by Presidio in providing construction services is heavily dependent on items not under our control, such as the contractor's management, schedule, sequence of activities, quality of workmanship as well as inclement weather and other unforeseen circumstances.

Consequently, Presidio's construction services are provided on a time and materials basis within the framework of an initial budget established within this Agreement.

The initial budget is based upon the County's 14 month construction period and our assumption of the number of site visits that will be required for this type of project, as shown within the following table, along with an allowance for addressing RFIs and providing a closeout package through the governing jurisdiction.

Site Visits	Location/Duration
One pre-construction meeting	On-Site/1 hour meeting
Thirty-seven site observation visits during construction of the project	On-Site/1 hour meeting
One walk through with owner/contractor and prepare punchlist	On-Site/1 hour meeting
One walk through visit to verify Presidio's punchlist items have been addressed	On-Site/1 hour meeting

However, should the construction period and/or number of visits estimated above be accelerated or extended, due to unforeseen circumstances, or should extensive as-built work be required, our estimated fees as detailed within this Agreement will vary accordingly.

Construction observation during construction is a continuation of our design services and not a separate and unique function. Field observation during construction allows for evaluation of the design conditions and confirmation or revision of the assumptions and extrapolations made in formulating the design parameters and recommendations. If an engineering firm other than Presidio is contracted to provide observation during construction, they should notify the owner, project designers, the appropriate regulatory agencies and this office that they have assumed responsibility for all phases (design and construction) of the project within the purview of the Engineer of Record. Notification should indicate that have reviewed the improvement plans and any subsequent addenda and either agree with the conclusions and recommendations or will provide new recommendations.

**Client Provided Items:**

- Construction schedule.
- Conduct on-site pre-construction meeting.
- Surveyor's as-builts (vertical & horizontal as-built information to be provided in redline format to the existing plans as well as in AutoCAD Civil 3D 2020 format line work, line and grade of curbs, ramps, sidewalks, channel banks/inverts and pads/FFEs).

- Certification letters from the Surveyor, Geotechnical Engineer, Landscape Architect, Structural Engineer and Contractor that the project was built in substantial conformance per the approved plans and specifications along with any as-builts/approved modification.
- One hard copy of RLS sealed and signed "as-built" sewer plans per the PCRWRD/PDEQ's requirements (if needed).
- SWPPP Inspections.

**Deliverables:**

- Substantial completion letter (upon successful completion of project and receipt of required closeout documents).

### **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 SOW for this project. However, this list may vary based upon circumstances out of Presidio's control.

- Preparation and processing of any off-site improvement plans including roadway, drainage public/private sewer and water facilities/fire service plans.
- Preparation of Opinions of Probable Construction Costs.
- Preparation and processing of any underground stormwater storage.
- Preparation and processing of any NPPP, Landscape/Irrigation.
- Preparation and processing of any dry utility design/improvement plans or any existing utility relocation plans.

#### IV. FEES

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

<u>SCOPE OF WORK ITEMS</u>	<u>FEES</u>
1. Site Land Survey (1000).....	\$3,307.90
2. Traffic Impact Analysis (0300) .....	\$12,445.00
3. Drainage Statement (0400).....	\$11,880.00
4. Schematic Design Phase Services, Civil (0102).....	\$6,545.74
5. Design Development Phase Services, Civil (0104).....	\$20,537.32
6. Construction Document Phase Services, Civil	
A. 50% (0501) .....	\$21,279.44
B. 90% (0502) .....	\$15,327.76
C. 100% (0503) .....	\$6,902.76
7. Early Utility Services	
A. Miracle Mile Public Sewer Extension Plans (0750).....	\$8,162.94
B. Southwest Gas Coordination (0951).....	\$1,733.21
8. On-Site public Water Plans	
Water Master Plan (0801).....	\$4,198.46
On-Site Public Water Plans (0800).....	\$12,485.38
9. On-Site Public Sewer Plans (0700) .....	\$12,346.41
10. Preliminary SR 77/Miracle Mile Eastbound Left Turn Lane Planning Exhibit (0650).....	\$5,944.62
11. Bidding Phase, Civil (1302) .....	\$1,803.22
12. Construction Admin Services, Civil (1300) <i>time &amp; materials basis..(*Initial Budget)</i>	\$21,542.49
<i>*Not to exceed without written permission</i>	

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 SOW 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)



# EXHIBIT "B"



**Presidio**  
ENGINEERING INC.

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

## Northwest Service Center

### Civil Fee

Revised April 15, 2021

Revised April 1, 2021

March 31, 2021

Presidio Engineering Job No. 119013-02-0010

Task	Labor Category	Hours	Rate	Total
<b>Site Land Survey (1000)</b>				
	Survey Services			\$3,307.90
<b>Total Site Land Survey</b>				<b>\$3,307.90</b>
<b>Traffic Impact Analysis (0300)</b>				
	Traffic Services			\$10,945.00
<b>Sub-Total</b>				<b>\$10,945.00</b>
<b>Direct Cost</b>				<b>\$1,500.00</b>
<b>Total Traffic Impact Analysis</b>				<b>\$12,445.00</b>
<b>Drainage Services (0400)</b>				
	Drainage Services			\$11,880.00
<b>Total Drainage Services</b>				<b>\$11,880.00</b>
Task	Labor Category	Hours	Rate	Total
<b>Schematic Design Phase Services, Civil (0102)</b>				
	Principal	4	\$155.00	\$620.00
	Project Manager	6	\$131.02	\$786.12
	Sr. Civil Designer	10	\$104.01	\$1,040.10
	Civil Designer I	15	\$94.01	\$1,410.15
	Sr. CADD Operator	23	\$89.01	\$2,047.23
	Administrator II	2	\$104.01	\$208.02
	Admin Asst.	6	\$64.02	\$384.12
<b>Sub-Total</b>				<b>\$6,495.74</b>
<b>Direct Cost</b>				<b>\$50.00</b>
<b>Total Schematic Design Phase Services (Civil)</b>				<b>\$6,545.74</b>

Task	Labor Category	Hours	Rate		Total
<b>Design Development Phase Services, Civil (0104)</b>					
	Principal	6	\$155.00		\$930.00
	Project Manager	27	\$131.02		\$3,537.54
	Sr. Civil Designer	36	\$104.01		\$3,744.36
	Civil Designer I	52	\$94.01		\$4,888.52
	Sr. CADD Operator	74	\$89.01		\$6,586.74
	Administrator II	4	\$104.01		\$416.04
	Admin Asst.	6	\$64.02		\$384.12
	<b>Sub-Total</b>				<b>\$20,487.32</b>
	<b>Direct Cost</b>				<b>\$50.00</b>
<b>Total Design Development Phase Services (Civil)</b>					<b>\$20,537.32</b>
Task	Labor Category	Hours	Rate		Total
<b>50% Construction Document Phase Services, Civil (0501)</b>					
	Principal	6	\$155.00		\$930.00
	Project Manager	27	\$131.02		\$3,537.54
	Sr. Civil Designer	42	\$104.01		\$4,368.42
	Civil Designer I	48	\$94.01		\$4,512.48
	Sr. CADD Operator	72	\$89.01		\$6,408.72
	Administrator II	8	\$104.01		\$832.08
	Admin Asst.	10	\$64.02		\$640.20
	<b>Sub-Total</b>				<b>\$21,229.44</b>
	<b>Direct Cost</b>				<b>\$50.00</b>
<b>Total 50% Construction Document Phase Services (Civil)</b>					<b>\$21,279.44</b>
Task	Labor Category	Hours	Rate		Total
<b>90% Construction Document Phase Services, Civil (0502)</b>					
	Principal	4	\$155.00		\$620.00
	Project Manager	16	\$131.02		\$2,096.32
	Sr. Civil Designer	33	\$104.01		\$3,432.33
	Civil Designer I	37	\$94.01		\$3,478.37
	Sr. CADD Operator	50	\$89.01		\$4,450.50
	Administrator II	6	\$104.01		\$624.06
	Admin Asst.	9	\$64.02		\$576.18
	<b>Sub-Total</b>				<b>\$15,277.76</b>
	<b>Direct Cost</b>				<b>\$50.00</b>
<b>Total 90% Construction Document Phase Services (Civil)</b>					<b>\$15,327.76</b>

Task	Labor Category	Hours	Rate	Total
<b>100% Construction Document Phase Services, Civil (0503)</b>				
	Principal	4	\$155.00	\$620.00
	Project Manager	8	\$131.02	\$1,048.16
	Sr. Civil Designer	12	\$104.01	\$1,248.12
	Civil Designer I	18	\$94.01	\$1,692.18
	Sr. CADD Operator	20	\$89.01	\$1,780.20
	Administrator II	2	\$104.01	\$208.02
	Admin Asst.	4	\$64.02	\$256.08
	<b>Sub-Total</b>			<b>\$6,852.76</b>
	<b>Direct Cost</b>			<b>\$50.00</b>
<b>Total 100% Construction Document Phase Services (Civil)</b>				<b>\$6,902.76</b>
Task	Labor Category	Hours	Rate	Total
<b>Miracle Mile Public Sewer Plans (0750)</b>				
	Principal	4	\$155.00	\$620.00
	Project Manager	6	\$131.02	\$786.12
	Sr. Civil Designer	10	\$104.01	\$1,040.10
	Civil Designer I	22	\$94.01	\$2,068.22
	Sr. CADD Operator	30	\$89.01	\$2,670.30
	Administrator II	4	\$104.01	\$416.04
	Admin Asst.	8	\$64.02	\$512.16
	<b>Sub-Total</b>			<b>\$8,112.94</b>
	<b>Direct Cost</b>			<b>\$50.00</b>
<b>Total Water Master Plan</b>				<b>\$8,162.94</b>
Task	Labor Category	Hours	Rate	Total
<b>Southwest Gas Coordinatin (0951)</b>				
	Principal	1	\$155.00	\$155.00
	Project Manager	4	\$131.02	\$524.08
	Sr. Civil Designer	4	\$104.01	\$416.04
	Civil Designer I	0	\$94.01	\$0.00
	Sr. CADD Operator	4	\$89.01	\$356.04
	Administrator II	1	\$104.01	\$104.01
	Admin Asst.	2	\$64.02	\$128.04
	<b>Sub-Total</b>			<b>\$1,683.21</b>
	<b>Direct Cost</b>			<b>\$50.00</b>
<b>Total On-Site Public Water Plan</b>				<b>\$1,733.21</b>

Task	Labor Category	Hours	Rate	Total
<b>Water Master Plan (0801)</b>				
	Principal	2	\$155.00	\$310.00
	Project Manager	4	\$131.02	\$524.08
	Sr. Civil Designer	6	\$104.01	\$624.06
	Civil Designer I	8	\$94.01	\$752.08
	Sr. CADD Operator	18	\$89.01	\$1,602.18
	Administrator II	2	\$104.01	\$208.02
	Admin Asst.	2	\$64.02	\$128.04
	<b>Sub-Total</b>			<b>\$4,148.46</b>
	<b>Direct Cost</b>			<b>\$50.00</b>
<b>Total Water Master Plan</b>				<b>\$4,198.46</b>
Task	Labor Category	Hours	Rate	Total
<b>On-Site Public Water Plan (0800)</b>				
	Principal	6	\$155.00	\$930.00
	Project Manager	8	\$131.02	\$1,048.16
	Sr. Civil Designer	18	\$104.01	\$1,872.18
	Civil Designer I	36	\$94.01	\$3,384.36
	Sr. CADD Operator	48	\$89.01	\$4,272.48
	Administrator II	4	\$104.01	\$416.04
	Admin Asst.	8	\$64.02	\$512.16
	<b>Sub-Total</b>			<b>\$12,435.38</b>
	<b>Direct Cost</b>			<b>\$50.00</b>
<b>Total On-Site Public Water Plan</b>				<b>\$12,485.38</b>
Task	Labor Category	Hours	Rate	Total
<b>On-Site Public Sewer Plan (0700)</b>				
	Principal	6	\$155.00	\$930.00
	Project Manager	16	\$131.02	\$2,096.32
	Sr. Civil Designer	18	\$104.01	\$1,872.18
	Civil Designer I	30	\$94.01	\$2,820.30
	Sr. CADD Operator	41	\$89.01	\$3,649.41
	Administrator II	4	\$104.01	\$416.04
	Admin Asst.	8	\$64.02	\$512.16
	<b>Sub-Total</b>			<b>\$12,296.41</b>
	<b>Direct Cost</b>			<b>\$50.00</b>
<b>Total On-Site Sewer Plan</b>				<b>\$12,346.41</b>

Task	Labor Category	Hours	Rate	Total
<b>Preliminary SR 77/Miracle Mile Eastbound Left Turn Lane Planning Exhibit(0650)</b>				
	Principal	2	\$155.00	\$310.00
	Project Manager	4	\$131.02	\$524.08
	Sr. Civil Designer	10	\$104.01	\$1,040.10
	Civil Designer I	16	\$94.01	\$1,504.16
	Sr. CADD Operator	18	\$89.01	\$1,602.18
	Administrator II	2	\$104.01	\$208.02
	Admin Asst.	4	\$64.02	\$256.08
<b>Sub-Total</b>				<b>\$5,444.62</b>
<b>Direct Cost</b>				<b>\$500.00</b>
<b>Preliminary SR 77/Miracle Mile Eastbound Left Turn Lane Planning Exhibit</b>				<b>\$5,944.62</b>
Task	Labor Category	Hours	Rate	Total
<b>Bidding Phase, Civil (1302)</b>				
	Principal	2	\$155.00	\$310.00
	Project Manager	2	\$131.02	\$262.04
	Sr. Civil Designer	3	\$104.01	\$312.03
	Civil Designer I	2	\$94.01	\$188.02
	Sr. CADD Operator	3	\$89.01	\$267.03
	Administrator II	2	\$104.01	\$208.02
	Admin Asst.	4	\$64.02	\$256.08
<b>Sub-Total</b>				<b>\$1,803.22</b>
<b>Direct Cost</b>				<b>\$0.00</b>
<b>Total Bidding Phase (Civil)</b>				<b>\$1,803.22</b>
Task	Labor Category	Hours	Rate	Total
<b>Construction Admin Services, Civil (1300)</b>				
	Principal	10	\$155.00	\$1,550.00
	Project Manager	22	\$131.02	\$2,882.44
	Sr. Civil Designer	95	\$104.01	\$9,880.95
	Civil Designer I	16	\$94.01	\$1,504.16
	Sr. CADD Operator	18	\$89.01	\$1,602.18
	Administrator II	20	\$104.01	\$2,080.20
	Admin Asst.	28	\$64.02	\$1,792.56
<b>Sub-Total</b>				<b>\$21,292.49</b>
<b>Direct Cost</b>				<b>\$250.00</b>
<b>Total Construction Admin Services (Civil)</b>				<b>\$21,542.49</b>
<b>TOTAL COMBINED FEES</b>				<b>\$163,692.65</b>
<b>TOTAL COMBINED DIRECT COSTS</b>				<b>\$2,750.00</b>
<b>GRAND TOTAL FEES AND DIRECT COSTS</b>				<b>\$166,442.65</b>

**McGann and Associates**

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



# McGann & Associates

Landscape Architects and Planners

6814 North Oracle Road, Suite 210, Tucson, AZ 85704 Tel: 520-297-9540 Fax: 520-297-9545 www.mcgannland.com

April 15, 2021

Henry Tom  
Line and Space Architects  
627 East Speedway Boulevard  
Tucson, Arizona 85705

**Ref: Proposal for Professional Landscape Architectural Services  
Pima County - Northwest Service Center**

Henry,

McGann & Associates appreciates the opportunity to submit this proposal for professional landscape architectural services related to the above referenced project. The services we will provide are as outlined in Pima County's Scope of Professional Services dated March 15, 2021.

Our proposed fee for the subject work is as follows:

Design Development Submittal	\$12,352.50
50% Construction Document Submittal	\$10,583.00
90% Construction Document Submittal	\$11,080.00
100% Construction Document Submittal	\$4,077.50
GMP Bidding Phase Services	\$2,100.00
Construction Phase Services	\$9,375.00
Project Close-Out	\$1,096.50
<b>Project Total</b>	<b>\$50,664.50</b>

Worksheets with a breakdown of staff hours by task and staff category are attached. Also attached is a schedule of rates for McGann & Associates.

We look forward to working with you on this project. Please let me know if you have any questions or need any additional information.

Sincerely,

Scott R. Martinez

President

McGann & Associates Inc.

x.c. File P21-2849

Proposal Worksheet Summary							
Project:	Northwest Service Center						
Date:	4/13/2021						
Client:	Line and Space Architects (Pima County Facilities)						
Reviewed by:	DKM						
	Labor:	Materials & Supplies	Repro.	Misc.	Sub-Con	Auto Use	Task Total
Task One:							
Design Development	\$12,352.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,352.50
Task Two:							
CD's - 50%	\$10,583.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,583.00
Task Three:							
CD's 90%	\$11,080.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,080.00
Task Four:							
CD's 100% Sealed Bid Doc.	\$4,077.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,077.50
Task Five:							
GMP Bidding and Review	\$2,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,100.00
Task Six:							
Construction Admin.	\$9,375.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,375.00
Task Seven:							
Close Out - Record Dwgs.	\$1,096.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,096.50
Task Eight:							
N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task Nine:							
N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task Ten:							
N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task Eleven:							
N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task Twelve:							
N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task Thirteen:							
N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task Fourteen:							
N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task Fifteen:							
N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals:	\$50,664.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Project Total:							\$50,664.50



# Proposal Worksheet

Project:		Northwest Service Center				
Task / Phase		Task 1: Design Development				
Date:		4/13/2021				
Client:		Line and Space Architects (Pima County Facilities)				
Reviewed by:		DKM				
Task:	Principal Proj. Mgr.	Project Land. Arch.	Land. Des.	CAD Tech	Clerical	Task Hrs.
1 Kick-Off Meeting	2.5	2.5	0.0	0.0	0.0	5.0
2 Site Reconnaissance	2.5	2.5	0.0	0.0	0.0	5.0
3 Coordination with Line and Space	4.0	0.0	0.0	0.0	0.0	4.0
4 Get CAD Files - Set-Up Base Sheets	1.0	0.0	0.0	4.0	0.0	5.0
5						0.0
6 Schematic Design Narrative - Landscape	1.0	0.0	0.0	0.0	0.0	1.0
7 SD Plant Palette Exhibit	0.5	0.0	2.0	0.0	0.0	2.5
8 SD Narrative - Irrigation	1.0	0.0	0.0	0.0	0.0	1.0
9 SD Irrigation Equipment Schedule	1.0	1.0	0.0	0.0	0.0	2.0
10						0.0
11 Design Development Plans						0.0
12 Hardscape Plan	8.0	0.0	0.0	8.0	0.0	16.0
13 Hardscape Details	4.0	0.0	0.0	8.0	0.0	12.0
14 Landscape Plan	8.0	0.0	0.0	8.0	0.0	16.0
15 Landscape Schedules and Details	4.0	0.0	0.0	6.0	0.0	10.0
16 Irrigation Plan	8.0	0.0	0.0	8.0	0.0	16.0
17 Irrigation Schedules and Details	4.0	0.0	0.0	6.0	0.0	10.0
18 Draft Specifications	1.0	8.0	0.0	0.0	0.0	9.0
19 Internal Q.C. Review	1.0	1.0	0.0	1.0	0.0	3.0
20 Coordination Meeting with Line and Space	2.5	0.0	0.0	0.0	0.0	2.5
21 Submit DD Documents to Client	0.5	0.0	0.0	0.0	0.0	0.5
22						0.0
23						0.0
24						0.0
25						0.0
<b>Total Hours</b>	<b>54.5</b>	<b>15.0</b>	<b>2.0</b>	<b>49.0</b>	<b>0.0</b>	<b>120.5</b>
Direct Labor (DL)	\$50.00	\$41.00	\$29.70	\$24.10	\$20.40	
Overhead (OH) @150% of DL	\$75.00	\$61.50	\$44.55	\$36.15	\$30.60	
Profit (P) @8% of DL+OH	\$10.00	\$8.20	\$5.94	\$4.82	\$4.08	
Total (DL+OH+P)	\$135.00	\$110.70	\$80.19	\$65.07	\$55.08	
Billing Rate (Rounded)	\$135.00	\$110.00	\$80.00	\$65.00	\$55.00	
Labor Cost	\$7,357.50	\$1,650.00	\$160.00	\$3,185.00	\$0.00	
<b>Labor Cost This Page</b>	<b>\$12,352.50</b>					
<b>Materials and Supplies - Total</b>	<b>\$0.00</b>		<b>Subconsultants - Total</b>	<b>\$0.00</b>		
Misc.		\$0.00	Civil		\$0.00	
			Electrical		\$0.00	
<b>Reproduction - Total</b>	<b>\$0.00</b>		Structural		\$0.00	
In-House Plotting		\$0.00	Biological		\$0.00	
Large Format Copies		\$0.00	Other		\$0.00	
Xerox		\$0.00				
Other		\$0.00	<b>Auto Use / Car Rental</b>	<b>\$0.00</b>		
			Rented		\$0.00	
<b>Miscellaneous Expenses - Total</b>	<b>\$0.00</b>		Personal	0	\$0.45	\$0.00
Other		\$0.00				
Other		\$0.00				
<b>TASK TOTAL</b>	<b>\$12,352.50</b>					

# Proposal Worksheet

<b>Project:</b>		<b>Northwest Service Center</b>				
<b>Task / Phase</b>		<b>Task 2: CD's - 50%</b>				
<b>Date:</b>		<b>4/13/2021</b>				
<b>Client:</b>		<b>Line and Space Architects (Pima County Facilities)</b>				
<b>Reviewed by:</b>		<b>DKM</b>				
<b>Task:</b>	<b>Principal Proj. Mgr.</b>	<b>Project Land. Arch.</b>	<b>Land. Des.</b>	<b>CAD Tech</b>	<b>Clerical</b>	<b>Task Hrs.</b>
1	Review Meeting Related to DD Comments	2.5	0.0	0.0	0.0	0.0
2	Respond to DD Comments	2.0	0.0	0.0	0.0	0.0
3	General Coordination with Line and Space	2.5	0.0	0.0	0.0	0.0
4	Hardscape Plan	12.0	0.0	0.0	8.0	0.0
5	Hardscape Details	6.0	0.0	0.0	12.0	0.0
6	Landscape Plan	8.0	0.0	0.0	8.0	0.0
7	Landscape Schedules and Details	4.0	0.0	0.0	6.0	0.0
8	Irrigation Plan	12.0	0.0	0.0	12.0	0.0
9	Irrigation Schedules and Details	4.0	0.0	0.0	6.0	0.0
10	Updated Specifications	1.0	8.0	0.0	0.0	0.0
11	Internal Q.C. Review	1.0	1.0	0.0	1.5	0.0
12	Coordination Meeting with Line and Space	2.5	0.0	0.0	0.0	0.0
13	Submit DD Documents to Client	0.5	0.0	0.0	0.0	0.0
14						0.0
15						0.0
16						0.0
17						0.0
18						0.0
19						0.0
20						0.0
21						0.0
22						0.0
23						0.0
24						0.0
25						0.0
<b>Total Hours</b>		<b>58.0</b>	<b>9.0</b>	<b>0.0</b>	<b>53.5</b>	<b>0.0</b>
<b>Direct Labor (DL)</b>		<b>\$50.00</b>	<b>\$41.00</b>	<b>\$29.70</b>	<b>\$24.10</b>	<b>\$20.40</b>
<b>Overhead (OH) @150% of DL</b>		<b>\$75.00</b>	<b>\$61.50</b>	<b>\$44.55</b>	<b>\$36.15</b>	<b>\$30.60</b>
<b>Profit (P) @8% of DL+OH</b>		<b>\$10.00</b>	<b>\$8.20</b>	<b>\$5.94</b>	<b>\$4.82</b>	<b>\$4.08</b>
<b>Total (DL+OH+P)</b>		<b>\$135.00</b>	<b>\$110.70</b>	<b>\$80.19</b>	<b>\$65.07</b>	<b>\$55.08</b>
<b>Billing Rate (Rounded)</b>		<b>\$115.00</b>	<b>\$90.00</b>	<b>\$75.00</b>	<b>\$58.00</b>	<b>\$55.00</b>
<b>Labor Cost</b>		<b>\$6,670.00</b>	<b>\$810.00</b>	<b>\$0.00</b>	<b>\$3,103.00</b>	<b>\$0.00</b>
<b>Labor Cost This Page</b>		<b>\$10,583.00</b>				
<b>Materials and Supplies - Total</b>		<b>\$0.00</b>		<b>Subconsultants - Total</b>		<b>\$0.00</b>
Misc.			\$0.00	Civil		\$0.00
				Electrical		\$0.00
<b>Reproduction - Total</b>		<b>\$0.00</b>		Structural		\$0.00
In-House Plotting			\$0.00	Biological		\$0.00
Large Format Copies			\$0.00	Other		\$0.00
Xerox			\$0.00	<b>Auto Use / Car Rental</b>		<b>\$0.00</b>
Other			\$0.00	Rented		\$0.00
<b>Miscellaneous Expenses - Total</b>		<b>\$0.00</b>		Personal	0	\$0.45
Other			\$0.00			
Other			\$0.00			
<b>TASK TOTAL</b>		<b>\$10,583.00</b>				

Proposal Worksheet						
Project:		Northwest Service Center				
Task / Phase		Task 3: CD's 90%				
Date:		4/13/2021				
Client:		Line and Space Architects (Pima County Facilities)				
Reviewed by:		DKM				
Task:	Principal Proj. Mgr.	Project Land. Arch.	Land. Des.	CAD Tech	Clerical	Task Hrs.
1 Review Meeting Related to 50% CD Cmts.	2.5	0.0	0.0	0.0	0.0	2.5
2 Respond to 50% CD Comments	2.0	0.0	0.0	0.0	0.0	2.0
3 General Coordination with Line and Space	2.5	0.0	0.0	0.0	0.0	2.5
4 Hardscape Plan	12.0	0.0	0.0	8.0	0.0	20.0
5 Hardscape Details	6.0	0.0	0.0	12.0	0.0	18.0
6 Landscape Plan	8.0	0.0	0.0	8.0	0.0	16.0
7 Landscape Schedules and Details	4.0	0.0	0.0	6.0	0.0	10.0
8 Irrigation Plan	12.0	0.0	0.0	12.0	0.0	24.0
9 Irrigation Schedules and Details	4.0	0.0	0.0	6.0	0.0	10.0
10 Updated Specifications	1.0	8.0	0.0	0.0	0.0	9.0
11 Internal Q.C. Review	3.0	3.0	0.0	3.0	0.0	9.0
12 Coordination Meeting with Line and Space	2.5	0.0	0.0	0.0	0.0	2.5
13 Submit DD Documents to Client	0.5	0.0	0.0	0.0	0.0	0.5
14						0.0
15						0.0
16						0.0
17						0.0
18						0.0
19						0.0
20						0.0
21						0.0
22						0.0
23						0.0
24						0.0
25						0.0
<b>Total Hours</b>	<b>60.0</b>	<b>11.0</b>	<b>0.0</b>	<b>55.0</b>	<b>0.0</b>	<b>126.0</b>
Direct Labor (DL)	\$50.00	\$41.00	\$29.70	\$24.10	\$20.40	
Overhead (OH) @150% of DL	\$75.00	\$61.50	\$44.55	\$36.15	\$30.60	
Profit (P) @8% of DL+OH	\$10.00	\$8.20	\$5.94	\$4.82	\$4.08	
Total (DL+OH+P)	\$135.00	\$110.70	\$80.19	\$65.07	\$55.08	
<b>Billing Rate (Rounded)</b>	<b>\$115.00</b>	<b>\$90.00</b>	<b>\$75.00</b>	<b>\$58.00</b>	<b>\$55.00</b>	
<b>Labor Cost</b>	<b>\$6,900.00</b>	<b>\$990.00</b>	<b>\$0.00</b>	<b>\$3,190.00</b>	<b>\$0.00</b>	
<b>Labor Cost This Page</b>	<b>\$11,080.00</b>					
<b>Materials and Supplies - Total</b>	<b>\$0.00</b>		<b>Subconsultants - Total</b>	<b>\$0.00</b>		
Misc.		\$0.00	Civil			\$0.00
			Electrical			\$0.00
			Structural			\$0.00
<b>Reproduction - Total</b>	<b>\$0.00</b>		Biological			\$0.00
In-House Plotting		\$0.00	Other			\$0.00
Large Format Copies		\$0.00				
Xerox		\$0.00	<b>Auto Use / Car Rental</b>		<b>\$0.00</b>	
Other		\$0.00	Rented			\$0.00
<b>Miscellaneous Expenses - Total</b>	<b>\$0.00</b>		Personal	0	\$0.45	\$0.00
Other		\$0.00				
Other		\$0.00				
<b>TASK TOTAL</b>	<b>\$11,080.00</b>					

Proposal Worksheet							
Project:		Northwest Service Center					
Task / Phase		Task 4: CD's 100% Sealed Bid Doc.					
Date:		4/13/2021					
Client:		Line and Space Architects (Pima County Facilities)					
Reviewed by:		DKM					
Task:		Principal Proj. Mgr.	Project Land. Arch.	Land. Des.	CAD Tech	Clerical	Task Hrs.
1	Review Meeting Related to 90% CD Cmts	2.5	0.0	0.0	0.0	0.0	2.5
2	Respond to 90% CD Comments	1.0	0.0	0.0	0.0	0.0	1.0
3	General Coordination with Line and Space	2.0	0.0	0.0	0.0	0.0	2.0
4	Hardscape Plan	2.0	0.0	0.0	4.0	0.0	6.0
5	Hardscape Details	1.0	0.0	0.0	4.0	0.0	5.0
6	Landscape Plan	2.0	0.0	0.0	4.0	0.0	6.0
7	Landscape Schedules and Details	1.0	0.0	0.0	4.0	0.0	5.0
8	Irrigation Plan	2.0	0.0	0.0	4.0	0.0	6.0
9	Irrigation Schedules and Details	1.0	0.0	0.0	4.0	0.0	5.0
10	Final Specifications	2.0	2.0	0.0	0.0	0.0	4.0
11	Internal Q.C. Review	1.0	1.0	0.0	1.0	0.0	3.0
12	Coordination Meeting with Line and Space	2.5	0.0	0.0	0.0	0.0	2.5
13	Submit DD Documents to Client	0.5	0.0	0.0	0.0	0.0	0.5
14							0.0
15							0.0
16							0.0
17							0.0
18							0.0
19							0.0
20							0.0
21							0.0
22							0.0
23							0.0
24							0.0
25							0.0
<b>Total Hours</b>		<b>20.5</b>	<b>3.0</b>	<b>0.0</b>	<b>25.0</b>	<b>0.0</b>	<b>48.5</b>
Direct Labor (DL)		\$50.00	\$41.00	\$29.70	\$24.10	\$20.40	
Overhead (OH) @150% of DL		\$75.00	\$61.50	\$44.55	\$36.15	\$30.60	
Profit (P) @8% of DL+OH		\$10.00	\$8.20	\$5.94	\$4.82	\$4.08	
Total (DL+OH+P)		\$135.00	\$110.70	\$80.19	\$65.07	\$55.08	
<b>Billing Rate (Rounded)</b>		<b>\$115.00</b>	<b>\$90.00</b>	<b>\$75.00</b>	<b>\$58.00</b>	<b>\$55.00</b>	
<b>Labor Cost</b>		<b>\$2,357.50</b>	<b>\$270.00</b>	<b>\$0.00</b>	<b>\$1,450.00</b>	<b>\$0.00</b>	
<b>Labor Cost This Page</b>		<b>\$4,077.50</b>					
<b>Materials and Supplies - Total</b>		<b>\$0.00</b>		<b>Subconsultants - Total</b>	<b>\$0.00</b>		
Misc.			\$0.00	CMI			\$0.00
				Electrical			\$0.00
<b>Reproduction - Total</b>		<b>\$0.00</b>		Structural			\$0.00
In-House Plotting			\$0.00	Biological			\$0.00
Large Format Copies			\$0.00	Other			\$0.00
Xerox			\$0.00				
Other			\$0.00	<b>Auto Use / Car Rental</b>	<b>\$0.00</b>		
				Rented			0
<b>Miscellaneous Expenses - Total</b>		<b>\$0.00</b>		Personal	0 Miles x \$0.45		\$0.00
Other			\$0.00				
Other			\$0.00				
<b>TASK TOTAL</b>		<b>\$4,077.50</b>					

Proposal Worksheet							
Project:		Northwest Service Center					
Task / Phase		Task 5: GMP Bidding and Review					
Date:		4/13/2021					
Client:		Line and Space Architects (Pima County Facilities)					
Reviewed by:		DKM					
	Task:	Principal Proj. Mgr.	Project Land. Arch.	Land. Des.	CAD Tech	Clerical	Task Hrs.
1	Coordination Meetings	4.0	0.0	0.0	0.0	0.0	4.0
2	Review VE Proposals	4.0	4.0	0.0	0.0	0.0	8.0
3	Review CM@R Pricing	4.0	4.0	0.0	0.0	0.0	8.0
4							0.0
5							0.0
6							0.0
7							0.0
8							0.0
9							0.0
10							0.0
11							0.0
12							0.0
13							0.0
14							0.0
15							0.0
16							0.0
17							0.0
18							0.0
19							0.0
20							0.0
21							0.0
22							0.0
23							0.0
24							0.0
25							0.0
<b>Total Hours</b>		<b>12.0</b>	<b>8.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>20.0</b>
Direct Labor (DL)		\$50.00	\$41.00	\$29.70	\$24.10	\$20.40	
Overhead (OH) @150% of DL		\$75.00	\$61.50	\$44.55	\$36.15	\$30.60	
Profit (P) @8% of DL+OH		\$10.00	\$8.20	\$5.94	\$4.82	\$4.08	
Total (DL+OH+P)		\$135.00	\$110.70	\$80.19	\$65.07	\$55.08	
<b>Billing Rate (Rounded)</b>		<b>\$115.00</b>	<b>\$90.00</b>	<b>\$75.00</b>	<b>\$58.00</b>	<b>\$55.00</b>	
<b>Labor Cost</b>		<b>\$1,380.00</b>	<b>\$720.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Labor Cost This Page</b>		<b>\$2,100.00</b>					
<b>Materials and Supplies - Total</b>		<b>\$0.00</b>		<b>Subconsultants - Total</b>		<b>\$0.00</b>	
Misc.			\$0.00	Civil			\$0.00
				Electrical			\$0.00
<b>Reproduction - Total</b>		<b>\$0.00</b>		Structural			\$0.00
In-House Plotting			\$0.00	Biological			\$0.00
Large Format Copies			\$0.00	Other			\$0.00
Xerox			\$0.00				
Other			\$0.00	<b>Auto Use / Car Rental</b>		<b>\$0.00</b>	
				Rented			\$0.00
<b>Miscellaneous Expenses - Total</b>		<b>\$0.00</b>		Personal	0 Miles x \$0.45		\$0.00
Other			\$0.00				
Other			\$0.00				
<b>TASK TOTAL</b>		<b>\$2,100.00</b>					



Proposal Worksheet							
Project:		Northwest Service Center					
Task / Phase		Task 6: Construction Admin.					
Date:		4/13/2021					
Client:		Line and Space Architects (Pima County Facilities)					
Reviewed by:		DKM					
Task:		Principal Proj. Mgr.	Project Land. Arch.	Land. Des.	CAD Tech	Clerical	Task Hrs.
1	Pre-Construction Meeting	2.5	0.0	0.0	0.0	0.0	2.5
2	Review Contractor Submittals	2.5	3.0	0.0	0.0	0.0	5.5
3	Respond to Contractor RFI's	2.0	4.0	0.0	0.0	0.0	6.0
4	Prepare ASI's (as required)	2.0	4.0	0.0	0.0	0.0	6.0
5	General Coordination with Line and Space	8.0	0.0	0.0	0.0	0.0	8.0
6	Participate in Weekly Constr. Mtgs. (15)	20.0	20.0	0.0	0.0	0.0	40.0
7	Observe Irrigation Testing	4.0	0.0	0.0	0.0	0.0	4.0
8	Substantial Completion Inspection	4.0	4.0	0.0	0.0	0.0	8.0
9	Punch List	2.0	4.0	0.0	0.0	0.0	6.0
10	Back-Check Inspection 1	2.0	0.0	0.0	0.0	0.0	2.0
11	Back-Check Inspection 2	2.0	0.0	0.0	0.0	0.0	2.0
12							0.0
13							0.0
14							0.0
15							0.0
16							0.0
17							0.0
18							0.0
19							0.0
20							0.0
21							0.0
22							0.0
23							0.0
24							0.0
25							0.0
<b>Total Hours</b>		<b>61.0</b>	<b>39.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>90.0</b>
Direct Labor (DL)		\$50.00	\$41.00	\$29.70	\$24.10	\$20.40	
Overhead (OH) @150% of DL		\$75.00	\$61.50	\$44.55	\$36.15	\$30.60	
Profit (P) @8% of DL+OH		\$10.00	\$8.20	\$5.94	\$4.82	\$4.08	
Total (DL+OH+P)		\$135.00	\$110.70	\$80.19	\$65.07	\$55.08	
Billing Rate (Rounded)		\$115.00	\$90.00	\$75.00	\$58.00	\$55.00	
Labor Cost		\$5,865.00	\$3,510.00	\$0.00	\$0.00	\$0.00	
<b>Labor Cost This Page</b>		<b>\$9,375.00</b>					
<b>Materials and Supplies - Total</b>		<b>\$0.00</b>		<b>Subconsultants - Total</b>		<b>\$0.00</b>	
Misc.			\$0.00	Civil			\$0.00
				Electrical			\$0.00
<b>Reproduction - Total</b>		<b>\$0.00</b>		Structural			\$0.00
In-House Plotting			\$0.00	Biological			\$0.00
Large Format Copies			\$0.00	Other			\$0.00
Xerox			\$0.00				
Other			\$0.00	<b>Auto Use / Car Rental</b>		<b>\$0.00</b>	
				Rented			\$0.00
<b>Miscellaneous Expenses - Total</b>		<b>\$0.00</b>		Personal	0 Miles x \$0.45		\$0.00
Other			\$0.00				
Other			\$0.00				
<b>TASK TOTAL</b>		<b>\$9,375.00</b>					

Proposal Worksheet						
Project:		Northwest Service Center				
Task / Phase		Task 7: Close Out - Record Dwgs.				
Date:		4/13/2021				
Client:		Line and Space Architects (Pima County Facilities)				
Reviewed by:		DKM				
Task:	Principal Proj. Mgr.	Project Land. Arch.	Land. Des.	CAD Tech	Clerical	Task Hrs.
1 Prepare As-Built Drawings	1.5	0.0	0.0	8.0	0.0	9.5
2 Misc. Project Close Out	4.0	0.0	0.0	0.0	0.0	4.0
3						0.0
4						0.0
5						0.0
6						0.0
7						0.0
8						0.0
9						0.0
10						0.0
11						0.0
12						0.0
13						0.0
14						0.0
15						0.0
16						0.0
17						0.0
18						0.0
19						0.0
20						0.0
21						0.0
22						0.0
23						0.0
24						0.0
25						0.0
<b>Total Hours</b>	<b>5.5</b>	<b>0.0</b>	<b>0.0</b>	<b>8.0</b>	<b>0.0</b>	<b>13.5</b>
Direct Labor (DL)	\$50.00	\$41.00	\$29.70	\$24.10	\$20.40	
Overhead (OH) @150% of DL	\$75.00	\$61.50	\$44.55	\$36.15	\$30.60	
Profit (P) @8% of DL+OH	\$10.00	\$8.20	\$5.94	\$4.82	\$4.08	
Total (DL+OH+P)	\$135.00	\$110.70	\$80.19	\$65.07	\$55.08	
Billing Rate (Rounded)	\$115.00	\$90.00	\$75.00	\$58.00	\$55.00	
Labor Cost	\$632.50	\$0.00	\$0.00	\$464.00	\$0.00	
<b>Labor Cost This Page</b>	<b>\$1,096.50</b>					
<b>Materials and Supplies - Total</b>	<b>\$0.00</b>		<b>Subconsultants - Total</b>	<b>\$0.00</b>		
Misc.		\$0.00	Civil		\$0.00	
			Electrical		\$0.00	
<b>Reproduction - Total</b>	<b>\$0.00</b>		Structural		\$0.00	
In-House Plotting		\$0.00	Biological		\$0.00	
Large Format Copies		\$0.00	Other		\$0.00	
Xerox		\$0.00				
Other		\$0.00	<b>Auto Use / Car Rental</b>	<b>\$0.00</b>		
			Rented		\$0.00	
<b>Miscellaneous Expenses - Total</b>	<b>\$0.00</b>		Personal	0 Miles x \$0.45	\$0.00	
Other		\$0.00				
Other		\$0.00				
<b>TASK TOTAL</b>	<b>\$1,096.50</b>					

**Turner Structural**

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





# **TURNER STRUCTURAL ENGINEERING COMPANY**

March 22, 2021

Mr. Henry Tom, AIA  
Line & Space Architects  
325 East Speedway  
Tucson, AZ 85701

**RE: PIMA COUNTY NWCSC – SCHEME 4**

Dear Henry:

We appreciate the opportunity to present our fee proposal for structural engineering services for Pima Counties new Northwest County Service Center located at 1010 W. Miracle Mile Road in Tucson, Arizona.

## **Scope of Work**

The scope of work will include schematic design through construction administration services for a new approximately 93,000 sqft three story building. Scope will also include a new two story parking structure. Scope does not include the solar shade canopies in the parking area.

## **Fee Proposal**

Our proposal is based on the Scope of Professional Services Required, dated March 15, 2021.

Attached is a sheet with a listing of our Discipline Categories and the associated hourly rate calculation for each discipline.

Also attached is a sheet with a breakdown of our proposed hours and fees for each task item identified in the Scope of Work.

We have reviewed the Consultant Services Contract and we have in place all the Insurance requirements listed in Article VII and can send certificates of coverage upon request.

We typically do not incur reimbursable expenses in our work and therefore have not included any reimbursable expenses in our cost proposal.

Mr. Henry Tom, AIA  
Line & Space Architects  
March 22, 2021  
Page 2

**Terms**

Billing invoices will be submitted monthly with the billing amount to be based on the percent complete. Payment shall be made within ten (10) days of receipt of payment from the owner or thirty (30) days from the date of the invoice, whichever is sooner.

If the foregoing is acceptable to you, please sign below at the place indicated for your acceptance. Upon our receipt of this proposal within 30 days from the date hereof with your written acceptance, your acceptance shall constitute a binding contract.

If you have any questions, please give us a call. Thank you for the opportunity to be of service to your firm.

Sincerely,

TURNER STRUCTURAL ENGINEERING COMPANY

  
James D. Hart, P.E.  
President

Proposal Accepted:

Line & Space Architects

By: \_\_\_\_\_

Date: \_\_\_\_\_

3/30/2021

Pina County NWCSC

Structural Engineering Cost Proposal

	Discipline Category	Hourly Rate	Hours	Cost
Schematic Design	Principal	\$150	44	\$6,600
	Senior A/E	\$125	24	\$3,000
	Designer	\$85	34	\$2,890
	CADD	\$65	20	\$1,300
	subtotal			\$13,790
Design Development	Principal	\$150	150	\$22,500
	Senior A/E	\$125	82	\$10,250
	Designer	\$85	185	\$15,725
	CADD	\$65	90	\$5,850
	subtotal			\$54,325
50% CD's	Principal	\$150	188	\$28,200
	Senior A/E	\$125	99	\$12,375
	Designer	\$85	238	\$20,230
	CADD	\$65	106	\$6,890
	subtotal			\$67,695
90% CD's	Principal	\$150	305	\$45,750
	Senior A/E	\$125	158	\$19,750
	Designer	\$85	381	\$32,385
	CADD	\$65	166	\$10,790
	subtotal			\$108,675
100% Bid Documents	Principal	\$150	76	\$11,400
	Senior A/E	\$125	40	\$5,000
	Designer	\$85	96	\$8,160
	CADD	\$65	42	\$2,730
	subtotal			\$27,290
Bid/Negotiation	Principal	\$150	30	\$4,500
	Senior A/E	\$125	13	\$1,625
	Designer	\$85	18	\$1,530
	CADD	\$65	0	\$0
	subtotal			\$7,655



**TURNER STRUCTURAL  
ENGINEERING COMPANY**

3/30/2021

Pina County NWCSC

Structural Engineering Cost Proposal

	Discipline Category	Hourly Rate	Hours	Cost
CA Phase	Principal	\$150	230	\$34,500
	Senior A/E	\$125	74	\$9,250
	Designer	\$85	102	\$8,670
	CADD	\$65	35	\$2,275
	subtotal			\$54,695
Record Drawings	Principal	\$140	11	\$1,540
	Senior A/E	\$120	0	\$0
	Designer	\$80	18	\$1,440
	CADD	\$65	0	\$0
	subtotal			\$2,980
Total				\$337,105

CA Phase services include site visits during construction.



**TURNER STRUCTURAL  
ENGINEERING COMPANY**

## FEE ESTIMATE SUMMARY

PROJECT: Pina County NWCSC

Date: 3/22/2021

PREPARED BY: James Hart

CONTRACT NUMBER                     

EFFECTIVE DATE                     

PRIME CONTRACTOR                     

CONTRACT TIME                     

CONTRACT TYPE                     

ITEM NO.	FIRM	Discipline	A	B	C	D
			Direct Labor Rate	Overhead 150.00%	Profit 8.00%	Billing Rate
1	TURNER STRUCTURAL ENGINEERING CO.	Principal	\$55.55	\$83.33	\$11.11	\$150
2	TURNER STRUCTURAL ENGINEERING CO.	Senior A/E	\$46.29	\$69.44	\$9.26	\$125
3	TURNER STRUCTURAL ENGINEERING CO.	Senior CAD Designer	\$31.48	\$47.22	\$6.30	\$85
4	TURNER STRUCTURAL ENGINEERING CO.	CAD Designer	\$24.01	\$36.02	\$4.80	\$65

### Formulas

(A) Direct Labor Rate

(B) Overhead @ 150% X(A)

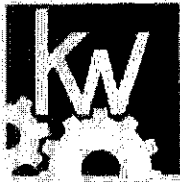
(C) Profit @8% X(A+B)

(D) Billing Rate (A+B+C)

**Kelly Wright & Associates**

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



**KELLY · WRIGHT**  
**& ASSOCIATES · PC**  
HVAC · PLUMBING  
FIRE PROTECTION

## PROPOSAL

**Project Name:** Pima County Northwest Service Center  
**Location:** 1010 W. Miracle Mile, Tucson, AZ 85705  
**Job Number:** 19029  
**Date:** April 13, 2021  
**Client:** Line and Space, LLC  
**Engineer:** Kelly, Wright & Associates, P.C.

### Project Description:

New 93,000 square foot, three-story building. Interior areas include Health Department, Adult Probation and Community Workforce and Development. Site planned to include a separate 2-level parking garage. A future, stand-alone health clinic building will be by a separate project and is not part of this project scope. CMAR delivery.

### Scope of Basic Services:

#### GENERAL:

- This project will be drawn in AutoCAD as 2D. 3D drawings are not included.
- Project specifications will be included in project manual (book specs).
- Attend team meetings in Tucson or virtual at milestone progress levels dictated by the Client.
- Revise drawings and issue written response letters to Authority Having Jurisdiction review comments.

#### HVAC:

- Design of heating, cooling, and ventilation systems for new building. System type anticipated to be a 4-pipe central plant with VAV air handling units. Controls anticipated to be BACnet per County standards.
- Only one system type will be designed – Client must inform the engineer of the system type selection prior to any mechanical design.
- Preparation of mechanical portion of the Model Energy Code report for new HVAC equipment.

#### Plumbing:

- Design of domestic water systems, waste and vent systems for the new building. Design hose bibbs for parking garage. The design shall be extended to five feet out from the exterior wall of each building.
- Design of rainwater drainage systems, excluding any gutters or downspouts, for the new building and parking garage. The design shall be extended to five feet out from the exterior wall of each building.

#### Fire Protection Performance Specification:

- Provide a performance specification for a wet-pipe automatic fire sprinkler system including design criteria as required by the Authority Having Jurisdiction. The contractor shall be responsible to prepare the system design and submit to the authority having jurisdiction.

#### Construction Administration:

- A maximum of six (6) construction field observation visits with written reports are included. Engineer will perform visits based on Client requests.
- Review of mechanical Submittals.
- Review and response to RFI's.
- Record drawing documentation (drafting of contractor-provided as-built conditions in CAD).

Commissioning: NO SCOPE.

LEED: NO BASIC SERVICES SCOPE.

7337 EAST TANQUE VERDE ROAD, TUCSON, AZ 85715 (520) 887-1919

WWW.KWMECH.COM

**Scope of Optional LEED Services:**

The following LEED points are considered to require involvement by the Engineer. All other LEED points are considered to have zero involvement by the Engineer. If the Engineer is required to dedicate time to other LEED points, additional service fees will be negotiated.

**LEED point**

**Comments:**

WE Prerequisite: Indoor Water Use Reduction	TBD by Engineer calculations
WE Credit: Indoor Water Use Reduction	TBD by Engineer calculations
WE Credit: Water Metering	Assist architect with water meter spec for Indoor Plumbing, Domestic Hot Water
EA Prerequisite: Minimum Energy Performance	Engineer to perform calculations based on Team optimized inputs.
EA Prerequisite: Fundamental Refrigerant Mngmt	TBD by Engineer Calculations
EA Credit Optimize Energy Performance	Engineer to perform calculations based on Team optimized inputs.
EQ Prerequisite: Min Indoor Air Quality Perf	Perform calculations and complete templates as required.
EQ Credit: Enhanced Indoor Air Quality Strat	Perform calculations and complete templates as required.
EQ Credit: Thermal Comfort	Perform calculations and complete templates as required.
Assist Client with mechanical portions of Innovation and Design Process and Regional Priority Credits, as necessary.	

**Assumptions:**

- If the Optional LEED Services are not included, the project will not be certified / rated by LEED or other agency and the Basic Services do not include simulations, calculations, or documentation for LEED or other similar programs – no report generation required.
- No acoustical engineering and/or coordination with acoustical design requirements by Others.
- All cost estimating is by Others. Engineer will assist cost estimator by providing information related to mechanical system concepts.
- Commissioning is not anticipated under basic services and if LEED is required, Cx will be provided by Others.
- Project costs such as permit fees, plan review costs, special inspections, etc. are provided by Others.
- No Measurement and Verification (M&V) scope.
- Solar thermal hot water heating system designs are not required.
- Adequate sewer capacity and invert depth will be available to the project to design the waste systems utilizing gravity only.
- Adequate water pressure and water supply capacity will be available to the project to design the domestic water supply system and the fire protection system(s) without requiring booster pumps or water storage facilities.
- Adequate electrical service will be available to accommodate the HVAC and plumbing systems.
- Life Cycle Reports, System Comparison Reports, Feasibility Studies, Energy Use Simulations, and similar documents are not included.

**Deliverables:**

The Engineer's instruments of service will be provided in electronic form (PDF). Hard copies are not included.



**Compensation for Basic Services:**

The Engineer will be compensated for the basic services based on a fixed fee basis of three hundred sixty thousand one hundred nineteen dollars and eighty cents (\$360,119.80). This fee is based on the following estimate of hours and the hourly rates listed herein:

Phase	Principal	Project Manager	A/E	Designer	Clerical	Amount
SD	40	200	200	160	10	\$ 48,749.00
DD	160	360	360	400	20	\$ 104,546.40
50% CD	120	200	280	200	10	\$ 65,829.80
90% CD	80	160	240	240	10	\$ 58,065.00
100% CD	80	120	200	160	20	\$ 46,286.40
Bidding	10	20	40	40	10	\$ 9,158.70
CA	20	50	80	50	10	\$ 16,593.80
Close-out	10	40	40	40	10	\$10,890.70

**Compensation for Optional LEED Services:**

The Engineer will be compensated for the optional LEED services based on a fixed fee basis of seventeen thousand five hundred seventy seven dollars and forty cents (\$17,577.40). This fee is based on the following estimate of hours and the hourly rates listed herein:

Phase	Principal	Project Manager	A/E	Designer	Clerical	Amount
SD	5	5	20	10	0	\$ 3,204.85
DD	10	10	30	10	0	\$ 4,920.20
50% CD	5	10	20	10	0	\$ 3,637.85
90% CD	5	5	10	5	0	\$ 2,068.65
100% CD	5	5	5	5	0	\$ 1,677.20
Bidding	0	0	0	0	0	\$ 0.00
CA	0	0	0	0	0	\$ 0.00
Close-out	5	5	10	5	0	\$ 2,068.65

**Client's Responsibility:** The Client shall:

- Make available to the Engineer full information on the Client's intent with regard to the project's requirements.
- Keep the Engineer advised of any changes to the project requirements that may affect the Engineer's work.
- Provide architectural, civil, structural, electrical, and other consultant's drawings, design information, and/or documents to the Engineer for review and use during the project design.

**Additional Services:**

- Services and/or consultation not specified and/or in excess of those indicated in the Scope of Basic Services.
- Revisions to previously approved drawings and documents.
- Client requested field trips will be billed at five hundred dollars (\$500) per trip.

**Reimbursable Expenses:**

The Client will reimburse the Engineer for the direct cost of each of the following:

- Printing, reproduction, and duplication of documents not used for Engineer's own purposes.
- Postage and special delivery service.
- Any tax imposed on the Engineer's services shall be reimbursed at 100% of the actual cost.

**Hourly Rates:**

	Principal	Project Manager	A/E	Designer	Clerical
Hourly rate	\$ 41.11	\$ 35.64	\$ 32.22	\$ 29.08	\$ 19.33
Overhead	\$ 51.38	\$ 44.55	\$ 40.27	\$ 36.35	\$ 24.17
Profit (8%)	\$ 7.40	\$ 6.41	\$ 5.80	\$ 5.23	\$ 3.48
<b>Totals</b>	<b>\$ 99.89</b>	<b>\$ 86.60</b>	<b>\$ 78.29</b>	<b>\$ 70.66</b>	<b>\$ 46.98</b>

**Other Conditions:**

- Engineer's services shall be limited to those expressly outlined above. Engineer shall have no other obligations or responsibilities for the Project except as agreed to in writing.
- Engineer's services will be provided consistent with and limited to the standard of care applicable to such services, which is that Engineer shall provide its services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances.
- This agreement entered into as of the date indicated on the first page and is expected to have a maximum one year duration of services.
- The Engineer will not begin work on the project or perform any additional services without an executed Agreement.
- The terms and conditions set forth in the Agreement shall be in effect for a period not to exceed six (6) calendar months from the date of acceptance. In the event that terms and conditions of this Agreement have not been completed in that time, the terms of this Agreement shall become negotiable by both parties.
- The Engineer will invoice the Client monthly, based upon the percentage of completion, and/or at the time of submission of each phase of service. Payment is due upon presentation of the invoice unless a separate signed contract between the Client & Engineer establishes a different arrangement for payment. Engineer retains ownership rights of instruments of service until full payment is made by Client.
- Interest may be charged on past due accounts at the rate of one and one half percent per month to accounts outstanding more than 30 days.
- The Engineer reserves the right to suspend the performance of services, without waiving any claim or right against the Client, and without liability whatsoever to the Client, if invoices have not been paid within 30 days. Engineer shall receive payment in full prior to permitting.
- The Engineer shall not be responsible for the acts or omissions of the Client, Client's other consultants, Contractors, Subcontractors, their agents or employees, or other persons performing any of the Work. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Engineer from any liabilities, damages and costs (including reasonable attorney fees and cost of defense) to the extent caused by the negligent acts, errors or omissions of the Client, Client's other consultants, Contractors, Subcontractors, their agents or employees, or other persons performing any of the Work. Engineer maintains \$2M claim / \$2M aggregate professional liability insurance.
- Engineer is not responsible or liable for any hazardous materials found on the project site, job site safety, or construction means and methods. All hazardous materials encountered on the site are the responsibility of the owner(s). Job site safety and construction means and methods are the responsibility of the contractor(s).
- Cost estimates, life cycle reports, energy calculations, water consumption estimates, and similar calculations performed by the Engineer represent the Engineer's opinion and judgment and are not guarantees or predictions of actual values.
- In recognition of the relative risks, rewards, and benefits of the project to both the Client and Engineer, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by the law, Engineer's total liability to the Client for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this agreement from any cause or causes, including attorneys' fee and costs and expert witness fees and costs, shall not exceed ten times our fee or \$50,000, whichever is less. Such causes include, but are not limited to, Engineer's negligence, errors, omissions, strict liability, breach of contract, or breach of warranty.
- The parties agree that there shall be no assignment of this contract unless mutually agreed upon in writing.
- The Agreement may be terminated by either party upon seven (7) calendar days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination. The Engineer shall be due compensation for services rendered up to date of notification of termination, reimbursable expenses and reasonable termination expenses.
- The laws of the State of Arizona shall govern this Agreement. All disputes arising out of or related to this Agreement shall be submitted to non-binding mediation as a condition precedent to litigation. If any dispute that is submitted to mediation is not successfully resolved, the matter may be resolved through litigation in a court of competent jurisdiction in Pima County, Arizona. Client shall not withhold Engineer's compensation as a penalty or fee offset until and unless an adjudication has determined liability.
- In the event of any litigation arising from or related to the services provided under this Agreement, the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, expert fees, attorney's fees, and other related expenses.
- Engineer is entitled to rely on the accuracy and completeness of information, documents, and/or designs provided by others. Engineer shall have no obligation to verify the information or design's correctness. Client and Owner shall waive all claims against Engineer relating to information, documents, and designs provided by others and shall indemnify Engineer for all losses, cost and damages incurred.
- Client shall obtain Engineer's prior written consent before making any changes to plans and specifications prepared by the Engineer. Client and Owner shall waive all claims against Engineer relating to unauthorized changes to plans and specifications prepared by the Engineer and shall indemnify Engineer for all losses, cost and damages incurred.
- Engineer shall retain ownership of the instruments of service and the information contained in them. Client & Owner shall not modify the instruments of service and/or reuse them in connection with any other project. The Client's license to the instruments of service is withheld until Engineer receives payment in full for services rendered. Owner shall not utilize the Engineer's design without full payment to Engineer.
- ELECTRONIC FILES: Client agrees not to reuse electronic files, created by the Engineer, in whole or in part, for any purpose or project other than the project that is the subject of this Agreement. Client agrees not to transfer these electronic files to others without the prior written consent of Engineer. Client further agrees to waive all claims against Engineer resulting in any way from any unauthorized changes or reuse of these electronic files for any other project by anyone other than Engineer. Client is aware that differences may exist between the electronic files delivered and the printed hard copy construction documents. In the event of a conflict between the signed construction documents prepared by Engineer and electronic files, the signed and stamped or sealed hard copy construction documents shall govern. In addition,

Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Engineer, its officers, directors, employees, agents and subconsultants against all damages, liabilities or costs, including reasonable attorneys' fees, court costs and defense costs, arising from the use of the electronic files.

- LEED: The Engineer's calculations, documentation, or other involvement with any LEED point(s) does not constitute or imply any guaranty or assurance that the points will be achieved. Final determination of the points is by the USGBC and is beyond the control of the Engineer. The Engineer's calculations for LEED are not intended to represent estimates of actual energy consumption.

Please let us know if you wish additional information or clarification of our proposal. If you are in agreement with and wish to authorize us to proceed with the project as delineated herein, please sign one copy and return to our office. We sincerely appreciate your consideration of our firm. We look forward to helping you with this challenging and important project.

Sincerely,  
Kelly, Wright & Associates, P.C.

**Donovan F.  
Kelly**

Digitally signed by Donovan F. Kelly  
DN: cn=Donovan F. Kelly, o=Kelly,  
Wright and Associates, PC, ou,  
email=donovan@kwmech.com, c=US  
Date: 2021.04.13 09:05:03 -07'00'

Donovan F. Kelly, P.E.  
President

Accepted By:  
Line and Space, LLC

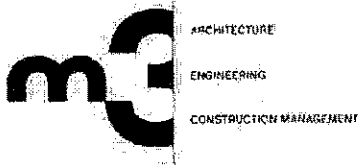
\_\_\_\_\_  
Client Signature

\_\_\_\_\_  
Printed Name and Title

M3

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Pima County Northwest County Service Center Fee Proposal



April 15, 2021

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

Re: **Pima County Facilities Management – Northwest County Service Center**  
SOQO1002529 Revision-1

Dear Henry:

The following is a revised fee proposal to provide electrical engineering services for a \$36 million Multi-Agency Service Center in accordance with the Pima County Scope of Work.

**SCOPE OF WORK**

1. Provide site utility design required for the new building. Site utility design will require coordination with Utility Companies.
2. Provide power, lighting, and fire alarm design for an approximate 93,000 square feet three-story Multi-Agency Service Building, and 52,000 square feet two story parking garage for Pima County located at 1010 W Miracle Mile, Tucson Arizona. Five design submittals will be provided which are Schematic Design, Design Development, 50% CD, 90% CD, and 100% CD.
3. Provide special systems design consisting of the following:
  - a. Tele/Data communications cabling design.
  - b. Security cabling design.
4. Provide outdoor lighting design to be in compliance with the 2012 City of Tucson Outdoor Lighting Code.
5. Provide LEED Silver documentation for the following credits:
  - a. IEQ Credit 6.1 – Controllability of Systems – Lighting
  - b. SS Credit 8 – Light Pollution Reduction
  - c. EA Prerequisite 2 – Minimum Energy Performance (we will provide the Mechanical Engineer with electrical information required for this credit).
6. Provide generator design for selected optional loads. The generator design will consist of on a generator size not to exceed 200 kW. The generator will be sized using a generator sizing program.
7. Attend up to 4 review meetings with Pima County during the design phase.
8. Provide construction administration services including shop drawing review, answering request for information (RFI's) and providing up to six site observation trips.
9. Provide bidding services consisting of answering questions and provided addenda information.
10. Provide as-built drafting of Contractor furnished, red-lined, as-built drawings.
11. Provide photovoltaic conduit/raceway design.

2051 W. Sunset Rd.  
Suite 101

Tucson, Arizona  
85704

T 520.293.1488  
F 520.293.8349

www.m3eng.com

#### ASSUMPTIONS AND EXCLUSIONS

1. All bulk construction document reproduction/printing is by others.
2. All electrical design and construction shall comply with the 2017 National Electrical Code (NEC) as adopted by the Pima County building department.
3. Architectural backgrounds shall be provided to M3 in AutoCAD format.
4. Electrical cost estimating is excluded.
5. The tele/data, and security design will be in accordance with the Pima County IT department design and specifications.
6. Paging, intercom designs, etc. are excluded.
7. Design for emergency and UPS type electrical power supplies and associated distribution systems are excluded.
8. All Permitting submittal effort and associated fees are excluded other than providing written responses to the Authority Having Jurisdiction (AHJ) Plans Examiner review comments and associated drawing revisions required to address said comments.
9. Arc-Flash and Selective Coordination studies are excluded.
10. EA Credit 5 – Measurement and Verification is excluded.
11. EA Credit 2 – On-Site Renewable Energy is excluded.
12. Photovoltaic design is excluded.
13. Value Engineering for major extensive re-design is excluded.

#### ELECTRICAL ENGINEERING FEE

SD Total .....	\$ 34,800
DD Total .....	\$ 79,975
50% CD .....	\$ 62,530
90% CD .....	\$ 50,085
100% CD .....	\$ 12,550
Generator Design .....	\$ 3,485
Bidding .....	\$ 1,725
CA .....	\$ 41,285
Site Observation Trips (6) = .....	\$ 6,900
Record Drawings = .....	\$ 1,875
<b>Total Fee .....</b>	<b>\$295,210</b>

LEED Services ..... \$ 10,040 (If Required)

Please see attached breakdown.

Please call me directly at 404-7903 if you have any questions, comments or concerns regarding this fixed fee proposal.

Sincerely,

M3 ENGINEERING & TECHNOLOGY CORPORATION

Enrique Giron  
Project Manager

Enrique Giron  
enrique.giron@m3eng.com  
404-790-1111  
404-790-1115  
404-790-1116

Accepted:

Line and Space, LLC

By: \_\_\_\_\_

Date: \_\_\_\_\_

Pima County Facilities Management - Northwest Services - Design Services  
 Firm: M3 Engineering & Technology Corp

Date: 03/24/2021

PHASE	HOURS	RATES	FEE	SUBTOTAL
<b>SCHEMATIC DESIGN</b>				
Sr. Elec. Designer I	200	\$115	\$23,000	\$34,800
Elec Designer II	160	\$70	\$11,200	
Clerical	10	\$60.00	\$600	
<b>DESIGN DEVELOPMENT</b>				
Sr. Engineer I	0	\$130	\$0	\$79,975
Sr. Elec. Designer I	290	\$115	\$33,350	
Elec Designer II	613	\$75	\$45,975	
Administrator III	10	\$65	\$650	
<b>50% CONSTRUCTION DOCUMENTS</b>				
Sr. Engineer I	0	\$130	\$0	\$62,530
Sr. Elec. Designer I	212	\$115	\$24,380	
Elec Designer II	500	\$75	\$37,500	
Administrator III	10	\$65	\$650	
<b>90% CONSTRUCTION DOCUMENTS</b>				
Sr. Engineer I	0	\$130	\$0	\$50,085
Sr. Elec. Designer I	169	\$115	\$19,435	
Elec Designer II	400	\$75	\$30,000	
Administrator III	10	\$65	\$650	
<b>100% CONSTRUCTION DOCUMENTS</b>				
Sr. Engineer I	20	\$130	\$2,600	\$12,550
Sr. Elec. Designer I	30	\$115	\$3,450	
Elec Designer II	78	\$75	\$5,850	
Administrator III	10	\$65.00	\$650	
<b>TOTAL DESIGN FEE</b>	<b>2722</b>			<b>\$239,940</b>

Pima County Facilities Management - Northwest Services - Generator Design Services

Firm: M3 Engineering & Technology Corp

Date: 04/15/2021

PHASE	HOURS	RATES	FEE	SUBTOTAL
<b>SCHEMATIC DESIGN</b>				
Sr. Elec. Designer I	3	\$115	\$345	\$555
Elec Designer II	3	\$70	\$210	
Clerical	0	\$60.00	\$0	
<b>DESIGN DEVELOPMENT</b>				
Sr. Engineer I	0	\$130	\$0	\$1,060
Sr. Elec. Designer I	4	\$115	\$460	
Elec Designer II	8	\$75	\$600	
Administrator III	0	\$65	\$0	
<b>50% CONSTRUCTION DOCUMENTS</b>				
Sr. Engineer I	0	\$130	\$0	\$870
Sr. Elec. Designer I	3	\$115	\$345	
Elec Designer II	7	\$75	\$525	
Administrator III	0	\$65	\$0	
<b>90% CONSTRUCTION DOCUMENTS</b>				
Sr. Engineer I	0	\$130	\$0	\$530
Sr. Elec. Designer I	2	\$115	\$230	
Elec Designer II	4	\$75	\$300	
Administrator III	0	\$65	\$0	
<b>100% CONSTRUCTION DOCUMENTS</b>				
Sr. Engineer I	1	\$130	\$130	\$470
Sr. Elec. Designer I	1	\$115	\$115	
Elec Designer II	3	\$75	\$225	
Administrator III	0	\$65.00	\$0	
<b>TOTAL DESIGN FEE</b>	<b>39</b>			<b>\$3,485</b>



Pima County Facilities Management - Northwest - CA SERVICES  
 Firm: M3 Engineering & Technology Corp

Date: 03/24/2021

PHASE	HOURS	RATES	FEE	SUBTOTAL
<b>BIDDING</b>				
Sr. Electrical Designer I	15	\$115	\$1,725	\$1,725
<b>CONSTRUCTION ADMINISTRATION</b>				
Sr. Engineer I		\$130	\$0	\$41,285
Sr. Electrical Designer I	359	\$115	\$41,285	
Elec Designer II		\$75	\$0	
Administrator III		\$65.00	\$0	
<b>SITE OBSERVATION TRIPS (QTY OF 6)</b>				
Sr. Engineer I		\$130	\$0	\$6,900
Sr. Electrical Designer I	60	\$115	\$6,900	
Elec Designer II		\$75	\$0	
Administrator III		\$65.00	\$0	
<b>RECORD DRAWINGS</b>				
Sr. Engineer I		\$130	\$0	\$1,875
Sr. Electrical Designer I		\$115	\$0	
Elec Designer II	25	\$75	\$1,875	
Administrator III		\$65.00	\$0	

**TOTAL CA SERVICES**

459

\$51,785

Pima County Facilities Management - Northwest Services - LEED Services  
 Firm: M3 Engineering & Technology Corp

Date: 03/24/2021

PHASE	HOURS	RATES	FEE	SUBTOTAL
<b>SCHEMATIC DESIGN</b>				
Sr. Electrical Designer I	10	\$115	\$1,150	\$1,150
<b>DESIGN DEVELOPMENT</b>				
Sr. Engineer I		\$130	\$0	\$1,815
Sr. Electrical Designer I	6	\$115	\$690	
Elec Designer II	15	\$75	\$1,125	
Administrator III		\$65.00	\$0	
<b>50% CONSTRUCTION DOCUMENTS</b>				
Sr. Engineer I		\$130	\$0	\$2,650
Sr. Electrical Designer I	10	\$115	\$1,150	
Elec Designer II	20	\$75	\$1,500	
Administrator III		\$65.00	\$0	
<b>90% CONSTRUCTION DOCUMENTS</b>				
Sr. Engineer I		\$130	\$0	\$2,235
Sr. Electrical Designer I	9	\$115	\$1,035	
Elec Designer II	16	\$75	\$1,200	
Administrator III		\$65.00	\$0	
<b>100% CONSTRUCTION DOCUMENTS</b>				
Sr. Engineer I		\$130	\$0	\$2,190
Sr. Electrical Designer I	6	\$115	\$690	
Elec Designer II	20	\$75	\$1,500	
Elec Designer II		\$65	\$0	
Administrator III		\$65.00	\$0	
<b>TOTAL CA SERVICES</b>	<b>86</b>			<b>\$10,040</b>

MCH

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Pima County Northwest County Service Center Fee Proposal



MCKAY CONANT HOOVER INC  
Acoustics and Media Systems Consultants

MEMO from Cody McCaw  
CMcCaw@MCHinc.com

TO: Henry Tom, Principal  
Line and Space  
627 E. Speedway, Tucson, AZ 85705

SUBJECT: Revised Informal AudioVisual/Security Fee Estimate for Pima County NW  
County Service Center  
Tucson, AZ

cc: Dave Conant, Nancy Conant, Randy Willis/MCH, Johnny Birkinbine, Bob  
Clements/L&S, files

DATE: 15 April 2021 Page 1 of 7 (Incl. cost breakdown and ST&Cs)

At your request, we are pleased to provide this revised fee estimate for the subject Project as we understand it based on the project information provided. (2 PDFs received 18 March 2021) We understand that the project is just beginning design. We've taken the liberty of presuming a detailed scope of services is not required at this juncture, but note the following caveats to attend the below-shown fees:

#### AV/SECURITY SCOPE & UNDERSTANDING

1. AV consulting services will be provided in the form of advice and consultation to the Architect, the Owner, the Contractor and the design team. Our AV work will result directly in competitively-biddable AV systems from our construction drawings and specifications, including associated, supporting infrastructure, review of proposals, and construction administration services throughout the installation process. We offer to provide design and planning recommendations to you and your engineers for all our systems and will coordinate as reasonably required throughout the project. We will provide opinions of probable cost at appropriate project landmarks, system construction documents, technical specifications, bid and shop drawing reviews and acceptance observations of completed AV systems. Per your request this proposal begins work at the Schematic Design Phase, and we presume that pre-design work has already been completed and is otherwise not required and has been excluded from our scope. However, we will still need to perform some program verification prior to starting into Schematic Design. We presume that this project will be designed using Revit, however as with other recent Line and Space projects this proposal presumes there will be no need to coordinate models through BIM360 or similar collaboration means.
2. Security consulting services typically include the preparation of competitively-biddable access control and video surveillance systems from our construction drawings and specifications, including associated, supporting infrastructure, review of proposals, and ongoing construction administration services throughout the installation process. We offer

5655 Lindero Canyon Road, Suite 325	Westlake Village	CA	91362	818.991.9300	MCHinc.com
▶ 3961 North 75th Street	Scottsdale	AZ	85251	480.947.3335	
346 East Jackson Avenue	Orange	CA	92867	619.363.1658	



to provide design and planning recommendations to you and your engineers for all our systems and will coordinate as reasonably required. We offer to provide opinions of probable cost at appropriate project landmarks, system construction documents, technical specifications, bid and shop drawing reviews and acceptance testing of our completed security systems. Per your request this proposal begins work at the Schematic Design Phase, and we presume that pre-design work has already been completed and is otherwise not required and has been excluded from our scope. However, we will still need to perform some program verification prior to starting into Schematic Design.

3. Our work is not yet fully programmed, however the types of spaces we typically design for in a project such as this include:
  - a. (6) Conference Rooms with AV media (audio, video and control) capabilities
  - b. (10) Huddle Rooms with AV media (audio, video and control) capabilities
  - c. (1) Classroom with AV media (audio, video and control) capabilities
  - d. (1) Child/Daycare Area with AV media (audio, video and control) capabilities
  - e. (1) Orientation/Training Room with AV media (audio, video and control) capabilities
  - f. (1) Training Room with AV media (audio, video and control) capabilities
  - g. (1) Program Intro/Orientation Room with AV media (audio, video and control) capabilities
  - h. (1) Community Room with AV media (audio, video and control) capabilities
  - i. (1) Training/Conference Room with AV media (audio, video and control) capabilities
  - j. (1) Community/Demo Kitchen Room with AV media (audio, video and control) capabilities
  - k. (1) Entry Lobby with AV signage media (audio, video and control) capabilities
  - l. Door Access Control
  - m. Digital Video Surveillance
4. Personnel - The following lead individuals, who have considerable and demonstrated experience with this building type, will be responsible for this project.
  - a. David A. Conant, FASA – Principal-in-Charge
  - b. Randal Wilks, PE. – Supervisory Consultant
  - c. Cody McCaw – Consultant, Project Manager
5. Anticipated Project Schedule Durations:

a. Design through Construction Document	10 Months
b. Permits and GMP Phase	3 Months
c. Construction – Substantial Completion	14 Months
d. Project Closeout	3 Months
6. This proposal is valid through April 30, 2021.



7. The following systems designs are not within our scope of work for the project: general or specialty lighting, life safety systems, building management, CATV/Satellite Design Services, Structured Cabling, Data Network hardware design and specification (switches, routers, etc.), and wireless network design.
8. Singular CMAR exercise w/o multiple bid packages. We expect to prepare and review no more than 4 set of drawings and specifications during the remaining Design phase of this project (at approximately 100% DD, and 50%, 90% and 100%CD). Further, we expect to review no more than 2 sets of complete AV shop drawings produced by a specialty subcontractor qualified and experienced with many similar projects. We have not budgeted for review of partial submittals.
9. We will, if required, produce Record Documents incorporating all issued AV design changes, RFI and ASI responses but anticipate that the production of As-Built Documents will be the normal responsibility of the General Contractor and not MCH.
10. This proposal presumes the above shown schedule and an expectation that the project will run smoothly and continuously without significant delays or re-directed efforts.
11. We will provide opinions of probable cost for the programed AV/SE systems at 100% DD, 50% CD, and 100% CD milestones. If additional costing updates are required, we would be pleased to perform these as additional services.
12. Value Engineering Services (or the like) are excluded from this proposal.
13. We have budgeted for the following web based meetings and out of office trips during the duration of this work as follows:
  - a. SD / Program Verification: 2 (Web based, 1 for AV, 1 for SE)
  - b. Design Phases: 3 (Web based, 1 Combined AV/SE, 1 for AV, 1 for SE)
  - c. CA Site Observations: 4 (In person, 1 Combined AV/SE Infrastructure, 1 for AV Substantial Completion, 1 for SE Substantial Completion, 1 Combined AV/SE Back Check)
  - d. We have budgeted for any in person meetings and observations to be held in the Tucson metro area.
  - e. In the interest of personal safety, we have proposed that all design meetings be held virtually through web-based means. Should you or the client desire face to face, in person meetings we would be happy to oblige and have provided an optional per meeting fee below.



14. Services beyond those identified above are considered additional services and will be billed on a time and material basis in accordance with the attached MCH Standard Terms and Conditions.

#### **FEES**

Our professional fees are based on the number of hours worked on a project and our services and payment schedule are subject to the enclosed MCH *Standard Terms and Conditions*, which we deem an integral part of this proposal. We have carefully considered the extent of services that this project deserves, balanced that with our experience with similar projects, and expect that we would not exceed the professional fees shown below. Reimbursable expenses (principally some travel to/from site) are included in the fees below.

AudioVisual Fees	\$27,465
Security Fees	\$20,055

\*For additional detail, refer to the attached spreadsheet

The above fees are based on MCH being engaged to perform all services proposed herein and are not intended to be broken apart. Should you desire to engage us for less than the entire proposed scope, we reserve the right to revisit the overall fees.

#### **Optional Service: In Person Meeting**

Additional one-day, one person, in person meeting, report (including reimb.)	\$1,058
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# McKAY CONANT HOOVER Inc

Project Name: Tucson, AZ  
 Proposal Number: 210325  
 Firm: McKAY CONANT HOOVER INC  
 Date Revised: March 25, 2021

Task No.	Basic Services	Totals	Billing Categories						Task Costs
			Principal-In-Charge	Supervisory Consultant Audiovisual	Senior Consultant Audiovisual	Staff Consultant Audiovisual	Clerical		
1	Schematic Design AV Meeting (Web) / Program Verification SD Drawings / Sketches Project Admin	0.5	8	-	-	15	-	\$2,902 \$1,575 \$623 \$705	
2	Design Development AV Meeting (Web) DD Drawings AV Coordination Drawings DD Spec Outline Quality Control Meeting (Per RFP) Opinion of Probable Cost Project Admin	-	13	-	-	51	-	\$7,981 \$787 \$3,737 \$1,081 \$508 \$229 \$852 \$787	
3	Construction Documents AV/SE Meeting (Web) CD Drawings CD Specs Quality Control Meeting (Per RFP) Revised Opinion of Probable Cost (50 CD) Revised Opinion of Probable Cost (100 CD) Project Admin	-	13	-	-	55	-	\$8,440 \$580 \$4,982 \$1,081 \$229 \$623 \$311 \$623	
4	Bidding / Permitting Bidding / Permitting Revisions Qualified Contractor List Bid QA Review Bids	-	3	-	-	11	-	\$1,671 \$311 \$115 \$394 \$852	
5	Construction Admin AV/SE Infrastructure Obsv. (In Person) Field Report Review Contractor Submittals Rack Review (Remote) RFIs / ASIs AV Sub Comp. Observation (In Person) Punch List AV/SE Back Check Observation (In Person) Final Acceptance Project Admin / Record Docs	0.5	8	-	-	48	-	\$9,284 \$573 \$311 \$1,539 \$229 \$623 \$917 \$623 \$458 \$140 \$852	
Total Hours			1	39.0	-	181	-	\$27,259	
Hourly Rate			\$ 56	\$ 56	\$ 46	\$ 39	\$ 9		

Relmb. Expenses are included in the above fees.





# McKAY CONANT HOOVER inc

Project Name: Pima Country NWCSC - SE Services  
 Tucson, AZ  
 Proposal Number 210325  
 Firm: McKAY CONANT HOOVER INC  
 Date Revised: March 25, 2021

Task No.	Basic Services	Totals	Billing Categories						Task Costs
			Principal-in-Charge	Supervisory Consultant Audiovisual	Senior Consultant Audiovisual	Staff Consultant Audiovisual	Clerical		
1	Schematic Design SE Meeting (Web) / Program Verification SD Drawings / Sketches Project Admin	0.5 - - 0.5	4 2 1 1	- - - -	8 4 - -	32 4 2 2	- - - -	\$1,657 \$787 \$394 \$476	
2	Design Development SE Meeting (Web) DD Drawings SE Coordination Drawings DD Spec Outline Opinion of Probable Cost Project Admin	- - - - - - -	8 2 2 1 1 1 1	- - - - - - -	8 - 3 2 - 1 -	32 4 12 6 4 4 2	- - - - - - -	\$5,783 \$787 \$2,109 \$1,122 \$623 \$758 \$394	
3	Construction Documents AV/SE Meeting (Web) CD Drawings CD Specs Revised Opinion of Probable Cost (50 CD) Revised Opinion of Probable Cost (100 CD) Project Admin	- - - - - - -	7 1.5 2 1 1 0.5 1	- - - - - - -	8 - 4 2 1 0.5 -	30 3 18 4 2 1 2	- - - - - - -	\$5,802 \$590 \$2,932 \$893 \$529 \$264 \$394	
4	Bidding / Permitting Bidding / Permitting Revisions Qualified Contractor List Bid QA Review Bids	- - - - -	2 0.5 - 1 -	- - - - -	2 - - - 2	7 2 1 2 2	- - - - -	\$1,319 \$311 \$115 \$394 \$499	
5	Construction Admin AV/SE Infrastructure Obsv. (In Person) Field Report Review Contractor Submittals RFIs / ASIs SE Sub Comp. Observation (In Person) Punch List AV/SE Back Check Observation (In Person) Final Acceptance Project Admin / Record Docs	0.5 - - - - - - - - - 0.5	4 - 0.5 1 1 - 0.5 - 0.5 0.5	- - - - - - - - - -	2 - - 2 - - - - - -	38 3 1.5 8 4 8 4 4 0.5 6	- - - - - - - - - -	\$5,479 \$344 \$254 \$1,351 \$623 \$917 \$541 \$458 \$140 \$852	
Total Hours			1	24.5	18	116	-	\$19,849	

Hourly Rate	\$ 56
Labor Costs	\$ 6,757
OH Rate @ 172%	11,622
Total Labor and Overhead	\$ 18,379
Profit @ 8%	1,470
<b>Total Labor, Overhead &amp; Profit</b>	<b>\$ 19,849</b>

Other Direct Costs (ODC)	
Printing	\$ -
Travel @ \$0.445 / Mile, Total of 464 miles	\$ 206
Communications	\$ -
Instrumentation & Shipping	\$ -
<b>Total Other Direct Costs</b>	<b>\$ 206</b>

Reimb. Expenses are included in the above fees.

Subconsultants:	
Sub Name	\$ -
Sub Name	\$ -
<b>Total Subconsultant Costs</b>	<b>\$ -</b>
<b>Total ODC &amp; Subconsultants</b>	<b>\$ 206</b>
<b>Total Costs</b>	<b>\$ 20,055</b>

**Walker Consultants**

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



10375 Park Meadows Drive, Suite 425  
Lone Tree, CO 80124

303.694.6622  
walkerconsultants.com

March 31, 2021  
**Revised 4-16-21**

Henry Tom, FAIA, NCARB  
Principal  
Line and Space, LLC  
627 E. Speedway  
Tucson, AZ 85705

*Re: Proposal for PCNCSC Parking Consulting Services  
PCNCSC Parking Structures  
Pima County, AZ*

Dear Henry:

Based on our recent discussions, Walker Consultants is pleased to submit the following revised proposal for parking consulting services on the proposed parking structures for the PCNCSC in Pima County, Arizona.

#### **PROJECT UNDERSTANDING**

Line and Space, LLC is designing the Northwest County Service Center for Pima County Arizona. The project consists of a new 3 story mixed use facility. As currently planned, the parking portion would be on 2 levels (grade plus 1 supported). It is anticipated that there will be a minimum of 83 secured parking spaces on the 2<sup>nd</sup> level.

Line and Space, LLC is providing the architectural design for the project. Walker's role will be to review your functional design for the parking components, offer suggestions for improvements including potential cost savings, and provide other parking consulting services based on our parking expertise and experience designing over 10,000 parking facilities.

We are providing you a "shopping list" of the parking planning and consulting services we recommend, such that you can choose any or all of the proposed services as you feel best benefits the project. Since parking structures are our only business, we are experienced in every facet of their planning and design, including functional design, structural design, signage, lighting, and access control. Most of these services will fall into the Schematic Design and Design Development phases, but we do have some services that will fall in the Construction Document and Construction Administration phases.

After you have reviewed these tasks, we are available to discuss them at your convenience.



## SCOPE OF SERVICES

### A. *FUNCTIONAL DESIGN AND REVIEW*

1. During Schematic Design, Walker will assist Line and Space with initial parking planning, design and initial layouts of the parking facility portion of the project. Work for this task item will involve the items listed below.
  - a. Develop alternative internal circulation systems and parking stall layouts to optimize vehicular circulation and maximize parking count and efficiency. Functional design will also consider the needs of pedestrians within the parking facilities.
  - b. Coordinate with Line and Space, LLC the location and function of stair and elevator towers as they relate to access from parking areas to the office buildings and other uses in the project, and as required by code for fire safety.
  - c. Review entry/exit locations and configuration for the facilities based on peak period traffic volume. Design entry/exit areas for functional efficiency and occupancy capacity, including number of lanes and length of queuing areas required.
  - d. Provide recommendations for compliance with the Americans with Disabilities Act Accessibility Guidelines.
  - e. Develop functional plans and isometrics of the recommended parking facility illustrating the following:
    - Parking layout per local ordinance design standards.
    - Circulation considerations.
    - Floor-to-floor heights consistent with ADAAG standards.
    - Vehicular and pedestrian traffic flow.
    - Bay sizes, parking stall size and turning radii.
    - Slopes of all parking and drive areas.
7. During Design Development, provide red-lined review comments on documents furnished to us along with a written report explaining our review comments, if needed.
8. Throughout the design phases, attend project team meetings, as requested via web based platform, to present our recommendations.

### B. *STRUCTURAL/DURABILITY DESIGN OVERVIEW*

1. Review preliminary design as prepared by the project structural engineer for potential alternate structural systems. Provide advantages and disadvantages, as well as special requirements for each system.
2. Give WALKER input based on experience with the following:

- a. Structural member size and spacing including columns, beams, slabs, walls, etc.
- b. Expansion joint locations and interfacing with any adjacent building(s).
- c. Concrete strengths, concrete additives and material specifications.
- d. Reinforcing specifications for durability aspects.
- e. Minimum slopes for positive floor drainage.
- f. Constructability.

C. *GRAPHICS AND SIGNAGE*

1. Provide red-lined comments on drawings furnished by the architect illustrating location and text for internal signs for the parking areas. Recommend contrast requirements, letter height and size for parking area signs.
2. Provide preliminary specifications to the architect for parking signs. (Construction documents to be prepared by the architect.)

D. *PARKING OPERATIONS PLAN AND CONTROL EQUIPMENT DESIGN (PARCS)*

1. With Owner input, prepare a parking operations plan and understanding of the parking operational needs, including segregated/secure parking areas and any areas where parking control or revenue control might be required.
2. Prepare PARCS specifications will include, but are not limited to, the following:
  - a. Summary of the work included and excluded
  - b. References to related specification sections and industry standards
  - c. Definition of terms used throughout the specification
  - d. Submittal requirements
  - e. Quality assurance requirements
  - f. Description of the project / site conditions
  - g. Warranty requirements
  - h. Maintenance requirements
  - i. Software requirements
  - j. Equipment and Subsystem requirements
  - k. Equipment and subsystems performance standards
  - l. Source (factory) quality control / testing
  - m. Site examination and verification requirements
  - n. Installation requirements
  - o. Field quality control / testing
  - p. Instruction and training requirements
  - q. Equipment protection requirements
  - r. List of equipment locations and quantities
3. Provide drawings and specifications that will allow the Owner to solicit bids from PARCS vendors. Drawings will include entry/exit lanes identifying type and location of all parking control equipment and equipment specifications.
4. Review Contractor Bids for Parking equipment
5. Review submittals and RFIs relating to parking equipment.
6. Provide 2 site visits during construction phase for parking equipment.



**E. CONSTRUCTION DOCUMENTS REVIEW**

1. Review architectural, structural, mechanical, electrical or other drawings and specifications prepared by others at appropriate stages of the design process. Three (3) reviews during this phase will be provided. One Review at 25%, 50%, and 90% completion are recommended and included in our fee. Reviews will be limited to those items for which Walker provided input.

**F. MECHANICAL/ELECTRICAL**

1. Provide recommendations regarding type of lighting, fixture selection, fixture layout and controls for the parking areas.
2. Provide preliminary mechanical/drainage design for the parking areas. Give Walker input based on experience with the following:
  - a. Location and type of floor drains.
  - b. Parking structure wash down system.
  - c. Fire protection system.

**SCHEDULE**

We are able to meet your project schedule requirements.

**PROFESSIONAL FEE**

We propose that you contract for our parking consulting services on lump sum plus reimbursable expenses basis in accordance with attached General Conditions of Agreement for Consulting Services and Basic Billing Rates.

A. Functional Design/Review	\$ 10,000
B. Structural/Durability Overview	\$ 5,000
C. Graphics and Signage	\$ 4,000
D. Parking Operations and Equipment Design	\$ 6,500
E. Construction Document Reviews	\$ 15,000 (3 reviews)
F. Mechanical / Electrical	\$ 2,500

We are prepared to perform any or all of the above services at your direction. We assure you our efforts will add significant value to the project, including many cost saving ideas.



Walker is dedicated to providing our clients with consulting and engineering services that meet project requirements and deadlines. If you should have any additional questions, please do not hesitate to call or email us.

Sincerely,

WALKER CONSULTANTS

A handwritten signature in black ink, appearing to read "Robert E. Stanley".

Robert E. Stanley, P.E., NSPE  
Vice President

Enclosures      General Conditions of Agreement for Consulting Services  
Rate/Fee table for tasks

#### AUTHORIZATION

Trusting that this meets with your approval, we ask that you sign in the space below to acknowledge your acceptance of the terms contained herein, and to confirm your authorization for us to proceed. Please return one signed original of this agreement for our records.

LINE AND SPACE, LLC

Accepted by (Signature) \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_



FUNCTIONAL DESIGN/REVIEW				
Title	Rate	Hours	Total	
Senior Vice President	\$310.00		\$0.00	
Vice President	\$280.00	4.9	\$1,360.00	
Principal/Director	\$260.00	2	\$520.00	
Senior Project Manager/Senior Consultant	\$250.00		\$0.00	
Project Manager/Consultant	\$215.00	8	\$1,720.00	
Senior Engineer/Senior Architect	\$210.00		\$0.00	
Engineer/Architect	\$185.00		\$0.00	
Analyst/Planner/Specialist	\$175.00		\$0.00	
Assistant Project Manager/Assistant Consultant	\$175.00		\$0.00	
Designer	\$175.00	8	\$1,400.00	
Senior Technician	\$160.00		\$0.00	
Technician	\$145.00		\$0.00	
Senior Administrative Assistant/Business Manager	\$120.00		\$0.00	
Administrative Assistant	\$100.00		\$0.00	
<b>Total</b>		<b>22.9</b>	<b>\$5,000.00</b>	

PARKING OPERATIONS / EQUIPMENT DESIGN				
Title	Rate	Hours	Total	
Senior Vice President	\$310.00		\$0.00	
Vice President	\$280.00	1	\$280.00	
Principal/Director	\$260.00	1	\$260.00	
Senior Project Manager/Senior Consultant	\$250.00		\$0.00	
Project Manager/Consultant	\$215.00	15.6	\$3,960.00	
Senior Engineer/Senior Architect	\$210.00		\$0.00	
Engineer/Architect	\$185.00		\$0.00	
Analyst/Planner/Specialist	\$175.00		\$0.00	
Assistant Project Manager/Assistant Consultant	\$175.00		\$0.00	
Designer	\$175.00	12	\$2,100.00	
Senior Technician	\$160.00		\$0.00	
Technician	\$145.00		\$0.00	
Senior Administrative Assistant/Business Manager	\$120.00		\$0.00	
Administrative Assistant	\$100.00		\$0.00	
<b>Total</b>		<b>29.6</b>	<b>\$6,000.00</b>	

STRUCTURAL/DURABILITY REVIEW				
Title	Rate	Hours	Total	
Senior Vice President	\$310.00		\$0.00	
Vice President	\$280.00	1	\$280.00	
Principal/Director	\$260.00	2	\$520.00	
Senior Project Manager/Senior Consultant	\$250.00		\$0.00	
Project Manager/Consultant	\$215.00	8	\$1,720.00	
Senior Engineer/Senior Architect	\$210.00	11.8	\$2,480.00	
Engineer/Architect	\$185.00		\$0.00	
Analyst/Planner/Specialist	\$175.00		\$0.00	
Assistant Project Manager/Assistant Consultant	\$175.00		\$0.00	
Designer	\$175.00		\$0.00	
Senior Technician	\$160.00		\$0.00	
Technician	\$145.00		\$0.00	
Senior Administrative Assistant/Business Manager	\$120.00		\$0.00	
Administrative Assistant	\$100.00		\$0.00	
<b>Total</b>		<b>22.8</b>	<b>\$5,000.00</b>	

CONSTRUCTION DOCUMENT REVIEWS				
Title	Rate	Hours	Total	
Senior Vice President	\$310.00		\$0.00	
Vice President	\$280.00	7.8	\$2,185.00	
Principal/Director	\$260.00	2	\$520.00	
Senior Project Manager/Senior Consultant	\$250.00		\$0.00	
Project Manager/Consultant	\$215.00	20	\$4,300.00	
Senior Engineer/Senior Architect	\$210.00	16	\$3,360.00	
Engineer/Architect	\$185.00		\$0.00	
Analyst/Planner/Specialist	\$175.00		\$0.00	
Assistant Project Manager/Assistant Consultant	\$175.00		\$0.00	
Designer	\$175.00	24	\$4,200.00	
Senior Technician	\$160.00		\$0.00	
Technician	\$145.00	3	\$435.00	
Senior Administrative Assistant/Business Manager	\$120.00		\$0.00	
Administrative Assistant	\$100.00		\$0.00	
<b>Total</b>		<b>72.8</b>	<b>\$15,000.00</b>	

GRAPHICS and SIGNAGE				
Title	Rate	Hours	Total	
Senior Vice President	\$310.00		\$0.00	
Vice President	\$280.00	1	\$280.00	
Principal/Director	\$260.00	1	\$260.00	
Senior Project Manager/Senior Consultant	\$250.00		\$0.00	
Project Manager/Consultant	\$215.00	4	\$860.00	
Senior Engineer/Senior Architect	\$210.00	0	\$0.00	
Engineer/Architect	\$185.00		\$0.00	
Analyst/Planner/Specialist	\$175.00		\$0.00	
Assistant Project Manager/Assistant Consultant	\$175.00		\$0.00	
Designer	\$175.00	14.9	\$2,600.00	
Senior Technician	\$160.00		\$0.00	
Technician	\$145.00		\$0.00	
Senior Administrative Assistant/Business Manager	\$120.00		\$0.00	
Administrative Assistant	\$100.00		\$0.00	
<b>Total</b>		<b>20.9</b>	<b>\$4,000.00</b>	

MECHANICAL / ELECTRICAL RECOMMENDATIONS				
Title	Rate	Hours	Total	
Senior Vice President	\$310.00		\$0.00	
Vice President	\$280.00	1	\$280.00	
Principal/Director	\$260.00	0	\$0.00	
Senior Project Manager/Senior Consultant	\$250.00		\$0.00	
Project Manager/Consultant	\$215.00	4.8	\$1,030.00	
Senior Engineer/Senior Architect	\$210.00	4	\$840.00	
Engineer/Architect	\$185.00		\$0.00	
Analyst/Planner/Specialist	\$175.00		\$0.00	
Assistant Project Manager/Assistant Consultant	\$175.00		\$0.00	
Designer	\$175.00	2	\$350.00	
Senior Technician	\$160.00		\$0.00	
Technician	\$145.00		\$0.00	
Senior Administrative Assistant/Business Manager	\$120.00		\$0.00	
Administrative Assistant	\$100.00		\$0.00	
<b>Total</b>		<b>11.8</b>	<b>\$2,500.00</b>	





Senior Vice President .....	\$310.00
Vice President.....	\$280.00
Principal/Director .....	\$260.00
Senior Project Manager/Senior Consultant .....	\$250.00
Project Manager/Consultant.....	\$215.00
Senior Engineer/Senior Architect .....	\$210.00
Engineer/Architect .....	\$185.00
Analyst/Planner/Specialist .....	\$175.00
Assistant Project Manager/Assistant Consultant.....	\$175.00
Designer.....	\$175.00
Senior Technician .....	\$160.00
Technician.....	\$145.00
Senior Administrative Assistant/Business Manager.....	\$120.00
Administrative Assistant .....	\$100.00

Rider Levett Bucknall

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Pima County Northwest County Service Center Fee Proposal



Rider Levett Bucknall

33 West Congress Street  
Suite 215  
Tucson, Arizona 85701

T: +1 520 777 7581

JJM: FP: NWC

24 Mar 2021

Mr. Henry Tom, FAIA, NCARB  
Principal  
Line and Space, LLC  
627 E. Speedway Blvd.  
Tucson, AZ 85705

Dear Mr. Tom:

**RE: PIMA COUNTY NORTHWEST COUNTY SERVICE CENTER - COST CONSULTANCY SERVICES**

Thank you very much for inviting Rider Levett Bucknall (RLB) to submit a proposal to provide Cost Consultancy Services for the Pima County Northwest County Service Center project located at 1010 W. Miracle Mile Road in Tucson, AZ. We understand that Pima County will utilize a Construction Manager At-Risk delivery method. Our fees are based on the building areas and general project scope found in the Scope of Professional Services dated 15 Mar 2021(3). If the design submission or cost estimate structure changes from that which is listed below, RLB reserves the right to re-negotiate our fees. RLB includes reconciliations with the Construction Manager At-Risk at all phases listed below.

**Consultant Proposed Fees**

Our fees are broken down per hour as requested below:

**Schematic Design Phase Cost Estimate**

Description	Rate	Hours	Sum
Senior Cost Manager	\$160	80	\$12,800
Cost Manager	\$135	80	\$10,800
<b>Total</b>		<b>160</b>	<b>\$23,600</b>

**Design Development Phase Cost Estimate**

Description	Rate	Hours	Sum
Senior Cost Manager	\$160	120	\$19,200
Cost Manager	\$135	120	\$16,200
<b>Total</b>		<b>240</b>	<b>\$35,400</b>

RLB.com

**PIMA COUNTY NORTHWEST COUNTY SERVICE CENTER – COST CONSULTANCY SERVICES**

**50% Construction Document Phase Cost Estimate**

Description	Rate	Hours	Sum
Senior Cost Manager	\$160	100	\$16,000
Cost Manager	\$135	100	\$13,500
<b>Total</b>		<b>200</b>	<b>\$29,500</b>

**90% Construction Document Phase Cost Estimate**

Description	Rate	Hours	Sum
Senior Cost Manager	\$160	60	\$9,600
Cost Manager	\$135	60	\$8,100
<b>Total</b>		<b>120</b>	<b>\$17,700</b>

**Update to the 90% Construction Documents Estimate at the 100% Design Submission (Not a Full 100% Construction Documents Cost Estimate)**

Description	Rate	Hours	Sum
Senior Cost Manager	\$160	30	\$4,800
Cost Manager	\$135	30	\$4,050
<b>Total</b>		<b>60</b>	<b>\$8,850</b>

**Total - \$115,050**

**Exclusions**

Please note that our fees generally exclude out-of-pocket expenses (such as; airfares and travel outside the Greater Tucson area; color photocopying; reproduction costs associated with other consultants' documents), which are to be reimbursed at the actual cost to us. Reimbursables are not anticipated to be required for this project.

- detailed labor, material and equipment build-ups for any unit rates included within RLB's cost estimate(s)
- preparation of new cost estimates or amendments to our cost estimates necessitated by changes in the design or by further redesigns beyond the milestone exercise specifically included within this proposal
- preparation of cost estimates for furniture, fixtures, and equipment
- preparation of cost estimates for Audio-Visual and Information Technology scopes, with the exception of cost estimates for Infrastructure for those scopes



**PIMA COUNTY NORTHWEST COUNTY SERVICE CENTER – COST CONSULTANCY SERVICES**

Thank you for the opportunity to submit this proposal. If you find it acceptable as is, please sign below and return it to me.

Finally, thank you again for considering RLB. We sincerely appreciate it.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jm', is located below the 'Yours sincerely,' text.

**Josh Marks, PE, PMP**  
Associate Principal  
Rider Levett Bucknall Ltd

Accepted: \_\_\_\_\_

Position / Title: \_\_\_\_\_

Date: \_\_\_\_\_

**End of Attachment 1 to Exhibit "B"**

**Pima County Provided Documents**

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