



**PROFESSIONAL SERVICES AGREEMENT- PW/CIP
108th Avenue NE Pipe Installation Project –
CM/ Inspection Professional Services**

The City of Kirkland, Washington, a municipal corporation ("City") and Atwell, LLC, whose address is 25 Central Way Ste 400, Kirkland, WA, 98033 ("Consultant"), in consideration of the mutual benefits and conditions set forth below, the parties agree and contract as follows.

I. SERVICES BY CONSULTANT

- A. The Consultant agrees to perform the services described in Attachment A to this Agreement ("Services"), which attachment is incorporated herein by reference.

Unless specifically noted in this Agreement, the terms of this Professional Services Agreement supersede any conflicting provisions contained within any attachments.

- B. The Services shall be performed in accordance with the ordinary and reasonable care, skill, and diligence that a competent professional in the same field would exercise under similar circumstances. If the Consultant's Statement of Work includes providing bid documents for a public works project, the Consultant shall provide its methodology and calculations for all estimated quantities of bid items per plan sheet, or as otherwise directed by the City.

II. COMPENSATION

- A. The total compensation to be paid to the Consultant for these services shall not exceed \$152,080.00, including all applicable taxes, as detailed in Attachment B.
- B. Payment to the Consultant by the City in accordance with the payment ceiling specified above shall be the total compensation for all services performed under this Agreement and supporting documents hereto as well as all subconsultants' fees and expenses, supervision, labor, supplies, materials, equipment or the use thereof, reimbursable expenses, and other necessary incidentals.
- C. The Consultant shall be paid based on invoices submitted. Invoicing will be on the basis of percentage completed or on the basis of time, whichever is applicable in accordance with the terms of this Agreement.
- D. If the City objects to any portion of an invoice, it will notify the Consultant. In the event of an invoice dispute, the City will timely pay any undisputed portion of the invoice, and the parties will promptly make reasonable efforts to resolve the disputed portion. The City shall have the right to withhold payment to the Consultant for any services not completed in a satisfactory manner until such time as the Consultant modifies such services to the satisfaction of the City.
- E. Unless otherwise specified in this Agreement, any payment shall be considered timely if a warrant is mailed or is available within 30 days of the date of actual receipt by the City of an invoice conforming in all respects to the terms of this Agreement.

III. GENERAL ADMINISTRATION AND MANAGEMENT

The _____ Capital Projects Coordinator (PM) _____ for the City of Kirkland shall review and approve the Consultant's invoices to the City under this Agreement, shall have primary responsibility for overseeing and approving services to be performed by the Consultant, and shall coordinate all communications with the Consultant from the City.

IV. COMPLETION DATE AND/OR DURATION OF AGREEMENT

The estimated completion date for the Consultant's performance of the Services is _____ May 31, 2027 _____. For the purposes of submitting and paying final invoices, this Agreement expires on _____ June 30, 2027 _____ [include date one month after completion date].

The Consultant will diligently proceed with the Services, but the Consultant shall not be held responsible for delays occasioned by factors beyond its control which could not reasonably have been foreseen at the time of the execution of this Agreement. If such a delay arises, the Consultant shall forthwith notify the City.

V. TERMINATION OF AGREEMENT

The City or the Consultant may terminate or suspend this Agreement at any time, with or without cause, by giving ten (10) days' notice to the other in writing. In the event of termination, all finished or unfinished reports, or other material prepared by the Consultant pursuant to this Agreement, shall be provided to the City. In the event the City terminates prior to completion without cause, the Consultant may complete such analyses and records as may be necessary to place its files in order. The Consultant shall be entitled to receive just and equitable compensation for any satisfactory services completed on the project prior to the date of termination, not to exceed the payment ceiling set forth above.

VI. OWNERSHIP OF WORK PRODUCT

- A. Ownership of the originals of any reports, data, studies, surveys, charts, maps, drawings, specifications, figures, photographs, memoranda, and any other documents which are developed, compiled or produced as a result of this Agreement, whether or not completed, shall be vested in the City. Any reuse of these materials by the City for projects or purposes other than those which fall within the scope of this Agreement or the project to which it relates, without written concurrence by the Consultant will be at the sole risk of the City.
- B. The City acknowledges the Consultant's plans and specifications as instruments of professional service. Nevertheless, the plans and specifications prepared under this Agreement shall become the property of the City upon completion of the services. The City agrees to hold harmless and indemnify the Consultant against all claims made against the Consultant for damage or injury, including defense costs, arising out of any reuse of such plans and specifications by any third party without the written authorization of the Consultant.
- C. Methodology, materials, software, logic, and systems developed under this Agreement are the property of the Consultant and the City, and may be used as either the Consultant or the City sees fit, including the right to revise or publish the same without limitation.
- D. The Consultant at such times and in such forms as the City may require, shall furnish to the City such statements, records, reports, data, and information as the City may request pertaining to matters covered by this Agreement. All of the

reports, information, data, and other related materials, prepared or assembled by the Consultant under this Agreement and any information relating to personal, medical, and/or financial data will be treated as confidential only as allowed by Washington State laws regarding disclosure of public information, including Chapter 42.56 RCW.

- E. The Consultant will at any time during normal business hours and as often as the City may deem necessary, make available for examination all of its records and data with respect to all matters covered, directly or indirectly, by this Agreement and shall permit the City or its designated authorized representative to audit and inspect other data relating to all matters covered by this Agreement. The City shall receive a copy of all audit reports made by the agency or firm as to the Consultant's activities. The City may, at its discretion, conduct an audit, at its expense, using its own or outside auditors, of the Consultant's activities which relate, directly or indirectly, to the Agreement.
- F. The Consultant will provide all original operation and maintenance manuals, along with all warranties, from the manufacturer for any equipment or items installed or supplied to the City as part of this contracted project.
- G. The Consultant shall maintain accounts and records, including personnel, property, financial, and programmatic records, which sufficiently and properly reflect all direct and indirect costs of any nature expended and services performed pursuant to this Agreement. The Consultant shall also maintain such other records as may be deemed necessary by the City to ensure proper accounting of all funds contributed by the City to the performance of this Agreement.
- H. The foregoing records shall be maintained for a period of six (6) years after termination of this Agreement unless permission to destroy them is granted by the Office of the Archivist in accordance with Chapter 40.14 RCW and by the City.

VII. SUCCESSORS AND ASSIGNS

The Consultant shall not assign, transfer, convey, pledge, or otherwise dispose of this Agreement or any part of this Agreement without prior written consent of the City.

VIII. NONDISCRIMINATION

The Consultant shall, in employment made possible or resulting from this Agreement, ensure that there shall be no unlawful discrimination against any employee or applicant for employment in violation of RCW 49.60.180, as currently written or hereafter amended, or other applicable law prohibiting discrimination, unless based upon a bona fide occupational qualification as provided in RCW 49.60.180 or as otherwise permitted by other applicable law. Further, no person shall be denied or subjected to discrimination in receipt of the benefit of any services or activities made possible by or resulting from this Agreement in violation of RCW 49.60.215 or other applicable law prohibiting discrimination.

IX. HOLD HARMLESS/INDEMNIFICATION

- A. To the greatest extent allowed by law, the Consultant shall defend, indemnify, and hold harmless the City and its officers, officials, employees, and volunteers ("Indemnified Parties") from any and all claims, injuries, damages, losses or suits (including reasonable attorney fees and costs) arising out of or in connection with performance of this Agreement, except for injuries and damages caused by the sole negligence of the Indemnified Parties.

- B. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of the Services or bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the Indemnified Parties, the Consultant's liability hereunder shall be only to the extent of the Consultant's negligence.
- C. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Title 51 RCW, Washington's industrial insurance law, solely for the purpose of this indemnification. This waiver has been mutually negotiated by the parties.
- D. The provisions of this section shall survive the expiration or termination of this Agreement.

X. LIABILITY INSURANCE COVERAGE

The Consultant shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property that may arise from or in connection with the performance of the Services by the Consultant and/or its agents, representatives, or employees. A failure to obtain and maintain such insurance or to file required certificates and endorsements shall be a material breach of this Agreement.

The Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance or to otherwise limit the City's recourse to any remedy available at law or in equity.

A. Minimum Scope and Amounts of Insurance. The Consultant shall obtain and maintain insurance of the types and limits described below:

1. Commercial General Liability insurance shall be as least as broad as Insurance Services Office (ISO) form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
 - a. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
2. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be as least as broad as ISO form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
 - a. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
4. Professional Liability insurance appropriate to the Consultant's profession.

- a. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

B. Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions for Automobile Liability and Commercial General Liability insurance:

1. The Consultant's insurance coverage shall be primary insurance as respects the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
2. The Consultant shall provide the City and all Additional Insureds for the Services with written notice of any policy cancellation within two business days of the Consultant's receipt of such notice.

D. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

E. Verification of Coverage

The Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the services.

F. Failure to Maintain Insurance

Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of this Agreement, upon which the City may, after giving five business days' notice to the Consultant to correct the breach, immediately terminate the Agreement or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

G. City Full Availability of Consultant Limits

If the Consultant maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Consultant, irrespective of whether such limits maintained by the Consultant are greater than those required by this Agreement or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Consultant.

XI. COMPLIANCE WITH LAWS/BUSINESS LICENSE

The Consultant shall comply with all applicable state, federal, and local laws, ordinances, regulations, and codes. The Consultant must obtain a City of Kirkland business license or otherwise comply with Chapter 7.02 of the Kirkland Municipal Code.

XII. FUTURE SUPPORT

The City makes no commitment and assumes no obligations for the support of the Consultant's activities except as set forth in this Agreement.

XIII. INDEPENDENT CONTRACTOR

The Consultant is and shall be at all times during the term of this Agreement an independent contractor and not an employee of the City. The Consultant agrees that they are solely responsible for the payment of taxes applicable to the Services and agrees to comply with all federal, state, and local laws regarding the reporting of taxes, maintenance of insurance and records, and all other requirements and obligations imposed on them as a result of their status as an independent contractor. The Consultant is responsible for providing the office space and clerical support necessary for performing the Services. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance or unemployment compensation programs or otherwise assuming the duties of an employer with respect to the Consultant or any employee of the Consultant.

XIV. EXTENT OF AGREEMENT/MODIFICATION

This Agreement, together with all attachments and addenda, represents the final and completely integrated Agreement between the parties regarding its subject matter and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument properly signed by both parties. The terms of this Agreement supersede any conflicting provisions contained in any attachments and/or addenda.

XV. ADDITIONAL WORK

The City may desire to have the Consultant perform work or render services in connection with the project other than provided for by the express intent of this Agreement. Any such work or services shall be considered as additional work, supplemental to this Agreement.

XVI. NON-ENDORSEMENT

As a result of the selection of a consultant to supply services to the City, the Consultant agrees to make no reference to the City in any literature, promotional material, brochures, sales presentation or the like without the express written consent of the City. However, notwithstanding the foregoing, the City consents to the Consultant including information describing the Consultant's participation in this project in bids, statements of qualifications, or other similar proposals submitted to other municipal, governmental, or similar project sponsor, so long as the information included is factually accurate.

XVII. NON-COLLUSION

By signature below, the Consultant acknowledges that the person, firm, association, co-partnership or corporation herein named, has not either directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in the preparation or submission of a proposal to the City for consideration in the award of a contract on the specifications contained in this Agreement.

XVIII. WAIVER

Waiver by the City of any breach of any term or condition of this Agreement shall not be construed as a waiver of any other breach.

XIX. DEBARMENT

The Consultant certifies that it is not suspended, debarred, proposed for debarment, declared ineligible or otherwise excluded from contracting with the federal government, or from receiving contracts paid for with federal funds.

XX. GOVERNING LAW AND VENUE

This Agreement shall be interpreted in accordance with the laws of the State of Washington. The Superior Court of King County, Washington, shall have exclusive jurisdiction and venue over any legal action arising under this Agreement.

XXI. DISPUTE RESOLUTION

All claims, counterclaims, disputes, and other matters in question between the City and the Consultant arising out of or relating to this Agreement shall be referred to the City Manager or a designee for determination, together with all pertinent facts, documents, data, contentions, and other information. The City Manager or designee shall consult with the Consultant's representative and make a determination within thirty (30) calendar days of such referral. No civil action on any claim, counterclaim, or dispute may be commenced until thirty (30) days following such determination. Nothing herein waives any requirements of Chapter 4.96 RCW, if applicable.

XXII. SEVERABILITY

Any provision or part of the Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken. Unless such stricken provision goes to the essence of the consideration bargained for by a party, all remaining provisions shall continue to be valid and binding upon the parties, and the parties agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

XXIII. EFFECTIVE DATE

This Agreement shall be deemed effective on the last date signed below.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates written below:

CONSULTANT:

CITY OF KIRKLAND:

Signature: 

Signature: 

Printed Name: Brett Justinen

Printed Name: Tracey Dunlap

Title: Director

Title: Deputy City Manager of Operations

Date: 09/10/2026

Date: 09/11/2026

CITY OF KIRKLAND

108TH AVENUE NE PIPE INSTALLATION - CM

SCOPE OF WORK

Based upon our understanding of the project requirements and discussions with you we have developed the following scope of services:

PROJECT UNDERSTANDING

Atwell, LLC ("Atwell") will provide construction management services for the 108th Avenue Pipe Installation ("Project") generally consisting of the management, administration, and inspection of the replacement and improvement of approximately 845 lineal feet of 12-inch storm drainage pipe, 3 Type 1 and 7 Type 2 catch basins, pavement restoration, and other related work.

The construction contract shows the project to be completed within 75 working days, however, this contract is for 50 days of inspection and some contract administrative work. Should additional days be required above 50 days, a supplement to this contract may be needed.

TASK 001: PROJECT MANAGEMENT AND COORDINATION:

This task is for general coordination and meetings on the project, including coordination with the City, internal discussion meetings and in-house quality assurance. Atwell will prepare monthly invoices for work performed during the previous month. Up to two team meetings. Invoicing assumes 50 days of work.

Deliverables: Monthly Invoices

TASK 002: CONSTRUCTION SUPPORT – OWNER'S REP

Atwell will provide Construction Support services for this Project during the construction period. Atwell will coordinate construction management activities with the City's staff and field inspector. Services under this task are anticipated to include:

- Attend preconstruction meeting
- Prepare and issue Weekly Statement of Working Days
- Document force account activity and provide summary of extra work spreadsheet with attached signed FA sheets for City to prepare change orders
- General consultation and coordination on an as-needed basis. Address construction questions.
- Review and update quantity tracking spreadsheet and provide to City weekly for Pay Estimate preparation.
- Prepare monthly FNRs based on monthly tabulation of quantities placed provided by the Inspector
- Setup templates for use in project deliverables.
- Setup Project Management tools.
- Assistance with final acceptance and project completion.

Deliverables: Quantity Tracking Spreadsheet, Signed force account sheets, Weekly statements of working days, and Field Note Records

Assumptions: The contractor will provide construction staking, Atwell will not attend any formal public outreach hearings or weekly progress meetings. This task includes up to four (4) prepared force account sheets. Quantity tracking and weekly statements assumes project duration of 50 working days or 10 weeks.

The City will perform the following:

- *Secure project display sign (City sign shop)*
- *Prepare and mail notice(s) to residents/businesses*
- *Answer questions from public*
- *Coordinate construction contract*
- *Conduct weekly construction meetings*
- *Prepare and issue weekly construction meeting agenda and minutes*
- *Prepare monthly pay estimates*
- *Review material and non-material submittals including traffic control plans and shoring plans*
- *Provide RFI responses with input from Design Engineer and coordinate RFI's with Design Engineer*
- *Prepare change orders based on Atwell prepared force account sheets*
- *Prepare Letters of Physical and Substantial Completion*

TASK 003: CONSTRUCTION INSPECTION

Atwell will provide full-time field inspection. Services under this task are anticipated to include:

- Attend preconstruction meeting
- Review plans/specifications and visit the site
- Review materials delivered to the site to review compliance with approved submittals
- Provide inspection for all aspects of the construction activity to review Contractor compliance with the contract plans and specifications
- Attend weekly progress meetings
- Coordinate materials testing with the Contractor and subconsultant (see Task 004)
- Record and report the progress of the construction operations to the City throughout the duration of the contract providing Inspector's Daily Reports
- Furnish the City with verification of all quantities of materials
- Monitor the Contractor's traffic control operations to review compliance with approved Traffic Control Plan. Inspector to drive the work zone each day and coordinate with City and Contractor on compliance
- Be responsive to requests from citizens and businesses
- Prepare final punchlist in collaboration with City Operation and Maintenance staff and city CIP inspector

Deliverables: *Inspector's Daily Reports, Field Records of Force Account Work, Monthly Tabulation of Quantities Placed (with all truck tickets attached), Construction Progress Photos*

Assumptions: *This task assumes a total construction duration of 50 working days at 8 hours of inspections per day. Should inspection needs exceed the Task 003 budget, a fee amendment request will be presented to the City.*

The City will perform the following:

- *Take pre - construction photos*
- *Take post – construction photos*
- *Review contractor's 3-week look ahead schedule*

TASK 004: MATERIALS TESTING

This task provides for materials testing via a third-party testing firm as a subconsultant to Atwell, including mileage and testing expenses, as well as geotechnical consultation and reports as needed during excavation and restoration. See attached scope from HWA.

Deliverables: See attached from HWA.

CLARIFICATIONS**PROJECT UNDERSTANDINGS AND ASSUMPTIONS:**

In preparing the proposal, we have assumed the following:

1. Scope and fees outlined above are based on the Project Understanding included with this proposal as well as the following information (any changes to these documents may result in changes to the fees):
 - a. Correspondence prior to the effective date of this Agreement.
2. The following items are not anticipated to be necessary and are not included in this proposal:
 - a. Structural, Environmental, Geotechnical, or Transportation Engineering Services.
 - b. Sanitary sewer main replacement/improvements.
 - c. Gas main relocation coordination (Client to coordinate).
 - d. Power relocation coordination (Client to coordinate).
 - e. Other dry utility relocation coordination.
 - f. Traffic control plan design (Contractor to provide).
 - g. Construction Staking (a separate fee proposal can be provided upon request).
3. Atwell employees will act as the Client's observer for construction activities. At no time will Atwell be responsible for the Contractor's actions, including but not limited to site safety, access, or cleanliness.
4. The fees stated above do not include reimbursable expenses such as large format copies (larger than legal size), mileage, and plots. These will appear under a separate task called **EXPENSES**.
5. Time and expense items are based on Atwell's current hourly rates.
6. These fees stated above are valid if accepted within 30 days of the date of the proposal.
7. Atwell reserves the right to adjust fees per current market conditions for tasks not started within a year of contract execution.
8. In the event of project suspension Atwell reserves the right to request an adjustment to fee proposal through a fee amendment.
9. Atwell reserves the right to move funds between approved Tasks 001 – 003 as necessary based on approved scope of work provided the overall budget of Tasks 001 – 003 is not exceeded. Client Project Manager will be notified if funds are shifted.
10. Project stops/starts and significant changes to the Project Schedule may result in changes to the fees provided above and a separate fee proposal will be provided.
11. If the Client requests Atwell's assistance in complying with any public records request, including without limitation providing copies of documents and communications, Client will pay Atwell's hourly fees and costs incurred in providing such assistance at then-current rates. Such fees and costs will be billed as a separate task and will be in addition to the maximum or total fees and costs stated in the agreement to which this scope of work is attached.
12. Notwithstanding Section XVI of the Professional Services Agreement regarding Non-Endorsement, the City consent to Atwell including the Project (as defined in Exhibit "A") in lists of municipal projects or utility projects worked on by Atwell in a Statement of Qualifications or similar document used in bids or responses to Requests for Proposals for similar projects or submitted to other municipal, governmental, or similar project sponsors, so long as the information included is factually accurate.

City of Kirkland

ATTACHMENT B

108th Avenue NE Pipe Installation Project



Job Number: 26009840 Prepared By: Brian Coleman, PE
Date: 8/17/2026 Checked By: Brett Justinen, PE

Task #	Base Tasks	Project Manager	Engineer	Construction Inspector	Total Hours	Total Fee	Fee Type
		\$275/hr Hours	\$210/hr Hours	\$180/hr Hours			
001	Project Management	40	0	0	40	\$11,000	Not to Exceed
002	Construction Support – Owner’s Rep	26	70	0	96	\$21,850	Not to Exceed
003	Construction Inspection	0	32	480	512	\$93,120	Not to Exceed
004	Materials Testing	8	8		16	\$21,110	Fixed Fee
999	Expenses					\$5,000	Not to Exceed
Total Hours		74	110	480	664		
Atwell Personnel		\$20,350	\$23,100	\$86,400		\$152,080	

001 Project Management		Project Manager	Engineer	Construction Inspector	Total Hours	
Item #	Description	\$275/hr	\$210/hr	\$180/hr		
		Hours	Hours	Hours		
1	Monthly Invoices/Progress Reports	8			8	
2	Attend Project Team Meetings	6			6	
3	General Coordination with City/Staff and Quality Control	18			18	
4	Resource scheduling and budget management	8			8	
Total Hours		40	0	0	40	
Total Fee		\$11,000	\$0	\$0		
002 Construction Support – Owner’s Rep		Project Manager	Engineer	Construction Inspector	Total Hours	
Item #	Description	\$275/hr	\$210/hr	\$180/hr		
		Hours	Hours	Hours		
1	Attend pre-construction meeting	4	4		8	
2	Force Account Tabulation and Summary of Extra Work	4	8		12	
3	Quantity Tracking Documentation and Field Note Record prep	4	24		28	
4	Weekly Statement of Working Days	2	8		10	
5	General Consultation with Contractor	6	12		18	
6	Support for project acceptance and completion	2	6		8	
7	Prepare Template, Setup Dashpivot, and Monday.com	4	8		12	
Total Hours		26	70	0	96	
Total Fee		\$7,150	\$14,700	\$0		
003 Construction Inspection		Project Manager	Engineer	Construction Inspector	Total Hours	
Item #	Description	\$275/hr	\$210/hr	\$180/hr		
		Hours	Hours	Hours		
1	Preconstruction Meeting and Prep			40	40	
2	Fulltime Field Inspection (50 Working Days @ 8 Hours/Day)			400	400	
4	10% additional for sick days, 2nd inspector prep, long days			40	40	
5	Final Punchlist Coordination		32		32	
Total Hours		0	32	480	512	
Total Fee		\$0	\$6,720	\$86,400		

\$93,120

004 Materials Testing		Project Manager	Engineer	Total Cost (HWA)	Atwell Markup	
Item #	Description	\$275/hr Hours	\$210/hr Hours		15%	
1	Materials Testing			\$14,980	\$2,247	
2	Subconsultant Coordination	8	8			
	Total Hours	8	8			16
	Total Fee	\$2,200	\$1,680	\$14,980	\$2,247	\$21,110

Project Cost Estimate
 Inspection & Testing
 108th Avenue NE Pipe Installation Project
 Kirkland, Washington
 Prepared For: Brian Coleman, PE, Atwell



HWA Ref: 2026-151
 Date: 5-Aug-26

Prepared By: BS/BKH
 Expiration Date: 3-Nov-26

PROPOSED WORK SCOPE:

This cost estimate is based on plans and specifications provided by Client.

1. Sampling and acceptance/Proctor testing of CSBC, CSTC, and GB for Foundations for use in trench backfill, and roadway/sidewalk construction.
2. Inspection and testing of compacted aggregates for utility trenches and roadway/sidewalk subgrade.
3. Sampling of HMA aggregate and oil at the plant for oven ignition correction factor.
4. Sampling and testing HMA during paving for Rice density, extraction and gradation (minimum: one test sample per 1000 tons).
5. Inspection and testing of HMA placement and compaction (minimum: one test per 100 tons).
6. Written field reports will be prepared for all inspections and reviewed for QC.

Material Testing - ESTIMATED HWA LABOR:

Scope of Services	2026 PERSONNEL & BILLING RATES						
	GeoEng VIII \$340.00	GeoEng II \$160.00	Geol VII \$260.00	Geol II \$130.00	Contracts \$185.00	TOTAL HOURS	TOTAL AMOUNT
<i>Aggregate Inspection and Testing, including:</i>							
Sampling of CSBC, CSTC, and GB for Foundations at WSDOT intervals (assume 1 source)				3		3	\$390
Inspection and Testing of Utility Trench Backfill (8 visits)				32		32	\$4,160
Inspection and Testing of compacted aggregates for roadway/sidewalk (2 visits)				8		8	\$1,040
<i>Asphalt Inspection and Testing, including:</i>							
Inspection and Testing during HMA permanent trench patching (1 visit)				8		8	\$1,040
Inspection and Testing during HMA Roadway/Overlay (1 visits)				8		8	\$1,040
HMA Oven Ignition Correction Sampling of Aggregate and Oil (1 mixes x 1 source)				3		3	\$390
HMA Sampling at Batch Plant (1 trip)				3		3	\$390
<i>Geotechnical Observation/Project Management</i>							
QA Review, PM, Reporting, Submittal Reviews, and Report Distribution	1		5		2	8	\$2,010
TOTAL LABOR COST	1	0	5	65	2	73	\$10,460

LABORATORY TESTING SUMMARY:	Est. No. Tests	Unit Cost	Total Cost
Acceptance Testing for CSBC and CSTC (GS, SE, Fracture) - assume 1 source	2	\$395	\$790
Acceptance Testing Foundation Material Class A (GS) - assume 1 source	1	\$205	\$205
Proctor Tests on all Materials to be Compacted	3	\$330	\$990
HMA Oven Correction Factor (1 mix x 1 source x 3 burns per OCF)	1	\$625	\$625
HMA: Rice Density, Extraction/Gradation	1	\$800	\$800
TOTAL LABORATORY TESTING:			\$3,410

ESTIMATED DIRECT EXPENSES:	
Mileage to Job Site IRS Rate 0.76/mile, assume 12 trips	\$220
Mileage for Sampling Aggregates and HMA at Sources	\$140
Nuclear Gauge Rental (Soil @ \$60; Thin Lift @ \$75): 12 days	\$750
TOTAL DIRECT EXPENSES:	\$1,110

ESTIMATED PROJECT TOTALS AND SUMMARY:	
Total Labor Cost	\$10,460
Laboratory Testing	\$3,410
Direct Expenses	\$1,110
ESTIMATED TASK TOTAL:	\$14,980

Assumptions:

1. These estimates may require adjustment due to the Contractor's rate of construction, weather delays, source changes and/or other factors beyond our control.
2. The HWA PM reserves the right to shift hours between the various subtasks as required.
3. The HWA work scope does not include safety assessment nor work pertaining to any environmental issues.
4. This cost estimate was prepared with the understanding that the Client will schedule inspection as needed.
5. All night work is charged at an 8 hour minimum segment. Night work cancelled within 12 hrs of scheduled time will be charged 4 hrs.
6. All weekend work is charged at an 4 hour minimum segment. Weekend work cancelled within 12 hrs of scheduled time will be charged 4 hrs.
7. Per Client, concrete will not be tested.
8. No density testing will be needed for water service connections outside of the roadway prism.
9. HWA's laboratory is not equipped to test HMA binder or tackifier. This testing is performed by WSDOT's Bituminous Materials Lab. WSDOT will only allow invoicing to a contract with the Owner (they cannot invoice HWA for this work). This estimate does not contain time for sampling/driving samples to the Tumwater lab.
10. This cost estimate does not include Special Inspections (reinforcing steel, welding, structural anchors, etc). HWA is not WABO certified.
11. Client submitted requests should be sent to Dispatch@hwageo.com
12. Requests are encouraged to be submitted at least 48 hours (72 hours for night work) before the requested work.
13. Requests submitted within 24 hours (48 hours for night work) of work will be covered based on availability of staff.