Contract Number: 32600363

City Attorney
Kevin Hansen
Rev: 11/13/26

PROFESSIONAL SERVICES AGREEMENT- PW/CIP
NMC1670000 & PKC1160000 – Design Services – Central Way Bike Lane Joint Project

The City of Kirkland, Washington, a municipal corporation ("City") and Psomas, whose address is 3131 Elliot Avenue, Suite 400, Seattle, WA 98121 ("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.

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.

II. COMPENSATION

A. The total compensation to be paid to the Consultant for these services shall not exceed $507,284.00, 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 Project Engineer 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. DURATION

The estimated completion date for the Consultant's performance of the Services is December 31, 2027. For the purposes of submitting and paying final invoices, this Agreement expires on December 31, 2027.

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 has 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 of 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: Terry Wright (Nov 13, 2026 14:43:40 PST)	Signature: Tracey P. Dunlap
Printed Name: Terry Wright	Printed Name: Tracey Dunlap
Title: Vise President	Title: Deputy City Manager of Operations
Date: 11/13/2026	Date: 11/17/2026

EXHIBIT A

City of Kirkland
Central Way Bike Lane Joint Project
Scope of Work

Psomas
November 2026

Introduction

The following Scope of Work outlines the efforts required to complete the City of Kirkland's Central Way Bike Lane Joint Project. The proposed improvements will construct shared-use bicycle and pedestrian facilities on the south side of Central Way along the Peter Kirk Park frontage, between 3rd St and Peter Kirk Ln, closing a critical gap in the City's bicycle network. This joint project with City Parks will also construct improvements to Peter Kirk Park's Lee Johnson baseball field and other Park improvements adjacent to the proposed shared-use facilities along Central Way. The planned improvements and assumptions are outlined below.

- **Shared-Use Facility Improvements** (South side of Central Way between 3rd St and Peter Kirk Ln, approx. 750 linear feet):
  - Remove and replace curb and gutter matching existing alignment; retain existing parallel parking and lane widths. Proposed improvements will tie into existing curb returns at the 3rd St and Peter Kirk Ln intersections and no intersection, curb ramp, or signal work will be required.
  - Remove existing 5-foot wide sidewalk and construct 19-foot wide shared-use section, including:
    - 4-foot wide planter strip with landscaping, irrigation, and trees in soil cells.
    - 6-foot wide raised-grade eastbound bicycle lane.
    - 8-foot wide pedestrian sidewalk, separated from raised-grade bicycle lane by 1-foot hardscape buffer.
  - Full roadway and pedestrian-scale illumination system installed within planter strip.
  - Structural and non-structural gravity block retaining walls with fall protection.
  - Minor stormwater system improvements (i.e. adjustments) as needed (existing storm conveyance system to be preserved to furthest extent feasible).
  - Floodplain grading to ensure no net loss of flood storage.

- **Peter Kirk Park Improvements** (North side of Peter Kirk Park adjacent to Shared-Use Facility Improvements):
  - Remove and replace Lee Johnson Field fence and netting along new alignment.
  - Full removal of large stumps left in place after recent poplar tree removal.
  - Construct improvements to maintenance vehicle access and maintenance parking locations.
  - Analyze alternatives for terrace seating area near the pickleball courts and develop preferred concept to 30% design.

Task 1 – Project Administration, Management, and Coordination

This task includes the effort required to manage the contract and to ensure that the project meets the City's expectations for schedule, budget, and quality of product.

1.1 **Project Administrative Services:**

- Project setup.
- Preparation of monthly progress reports and invoices.
- Maintenance of project files.
- Record keeping and project closeout.

1.2 **Project Management Services:**

- Project staff management and coordination.
- Subconsultant management and coordination.
- Project schedule preparation using Microsoft Project and updates as needed, or as requested by the City, during the course of the project.
- Schedule and budget monitoring.

1.3 **Meetings with City Staff (preparation, attendance, and notes):**

- Design Kickoff Meeting.
- Approx. 24 (bi-weekly) virtual coordination meetings.
- Four virtual submittal review meetings (one after each milestone).
- Four project site visits, including GEMBA walk.
- One project site visit by the Landscape Architecture/Urban Design/Multimodal Design team.
- Up to two additional virtual coordination meetings as needed (i.e. key decision points) with the Psomas Landscape Architecture/Urban Design/Multimodal Design team and City Parks or other City stakeholders such as Operations and Maintenance.

1.4 **Miscellaneous emails and calls.**

Products:

- Monthly invoices.
- Monthly progress reports.
- Meeting notes.
- Project schedule.

Assumptions:

- Psomas Project Manager and lead Project Engineer (and discipline leads when needed) will attend meetings with City staff.
- Virtual coordination/design review meetings are one hour in duration.
- Virtual design kickoff meeting is two hours in duration.
- Notice to Proceed anticipated November 2026.
- Project bidding anticipated Q4 of 2027.
- Project design duration will be approximately 10 months.
- Project is funded with local and state TIB funds and has no Federal funding.

Task 2 – Survey and Basemapping

This task includes the anticipated effort required to provide survey and basemapping services. Efforts included in this task are as follows:

2.1 **Survey Control:** Locate existing monuments and set horizontal and vertical control.

2.2 **Utility Locate Coordination:** Coordinate with private utility locating firm to field locate and mark all City-owned and Franchise utilities.

2.3 **Topographic Mapping:** Conduct detailed topographic survey, picking up key elevations needed for design, surface features, individual trees 6 inches in diameter and larger, utilities marked, and other elements pertinent to the design. Field survey will be conducted as needed to develop 1-foot contours.

2.4 **Gravity Utilities:** Complete measure-downs on City storm and sanitary sewer structures.

2.5 **Right of Way Determination:** Existing Right of Way (ROW), easements as listed in Title Reports, and parcel lines will be defined using Record Drawings, existing monuments and their relationship to public records, and GIS data. ROW, easement, and parcel lines will be graphically shown on the survey basemap and design drawings.

2.6 **Basemap Development:** A survey basemap file will be developed for the basis of design in AutoCAD® Civil 3D® 2024 at 1:20 scale. This file will show the project site's existing topography, utilities, surface features and ROW lines described above, as well as notes, control, and other observations to aid in the design.

2.7 **Utility Pothole Locations:** Field survey locations of completed utility potholes and add pothole data to the survey basemap.

2.8 **LiDAR Data Collection & Integration:** Obtain publicly available LiDAR data for the Park's area outside of survey limits and process into an existing ground surface for use with the project survey basemap.

2.9 **Legal Description & Exhibit for Internal Land Transfer:** Prepare one (1) legal description and map exhibit in support of property transfer between City right of way and Park property.

Products:

- Survey basemap and surface model of existing conditions.
- Locations of ROW, easement, and parcel lines.
- Legal description with map exhibit to support internal land transfer (PDF).

Assumptions:

- If additional survey and basemapping is needed to support design of the selected option for the Park's underdrain system, a supplement will be required.
- The City will provide Title Reports.
- Survey limits will be from the north curb line of Central Way to approx. 20 feet south of the proposed improvements, from 3rd St to Peter Kirk Ln, as well as the area between the pickleball courts and the sidewalk to the east. The EG surface model for the remainder of the park (i.e. to support floodplain analysis) will be established based on LiDAR only and no topographic survey will be required.

- All City and Franchise utility locates will be completed by a third-party locating firm, with verification by the City inspector against available GIS records.
- Survey for any required Franchise utility relocations is not included.
- Any figures or legal descriptions required for property or easement acquisition beyond that described in Task 2.9 are not included; if required, these efforts would require a supplement.

Task 3 – Design and PS&E

This task includes the anticipated effort required for design and development of plans, specifications, and estimates for the proposed improvements. Efforts included in this task are as follows:

- **Design and PS&E Submittals:** Prepare 30%, 60%, 90%, 100%, and Bid Documents design and PS&E Submittals. Preferred design layout will be approved by the City at 30% and subsequent submittals will be based on the approved design. Plan submittals are anticipated to contain the following sheets:

Title	Sheet Count
Cover Sheet	1
Legend & Abbreviations	1
Alignment & Survey Control	1
Typical Sections	1
Typical Details (Incl. Park elements)	4
Site Preparation & TESC Plan	1
Stormwater / Misc. Utility Plan (Not incl. field underdrains)	1
Roadway Plan & Profile	2
Park Restoration Plan (Incl. fence, netting, maint. access, Park entrance)	2
Floodplain Grading Plan	1
Non-Structural Wall Plan, Profile, Details	3
Structural Wall Plan, Profile, Details (Incl. structural calculations)	3
Landscape Plan, Details, and Planting Schedule	3
Irrigation Plan & Details	3
Channelization & Signing Plan	1
Illumination Plan & Details	4
Existing Conditions & Pothole Data	2
Total Anticipated Plan Sheets	**34**

- **Draft & Final Illumination Report** (incl. lighting analysis): Psomas will complete Agi32 illumination analysis for the pedestrian and roadway scale illumination system along the south side of the Central Way project corridor as a basis for the illumination design, and provide an Illumination Design Report.
- **QA/QC:** QA/QC and constructability reviews of all submittals (30%, 60%, 90% and 100%) will be performed by senior staff and/or discipline leads.

Products:

- 30% Review Submittal: Construction Plans and Cost Estimate.
- 60% Review Submittal: Construction Plans and Cost Estimate*.

- 90% Review Submittal: Construction Plans, Cost Estimate*, and Specifications.
- 100% Review Submittal: Construction Plans, Cost Estimate*, and Specifications.
- Bid Documents: Ad-Ready Construction Plans, Cost Estimate*, and Specifications.
- Draft and Final Illumination Report submitted at 30% and 90% milestones, respectively.
- All submittals will be provided in PDF format. Cost Estimates will be provided in Excel format upon request. Specifications will be provided in Word format upon request.
- *60%, 90%, Final, and Bid Document Cost Estimates will include bid quantity calculations totaled by sheet.

Assumptions:

- Plans will be developed using AutoCAD Civil 3D with Psomas standards matching past design projects with the City of Kirkland.
- Construction cost estimates, including bid item list and quantities, will be included with each submittal. 60%, 90%, Final, and Bid Document Cost Estimates will also include bid quantity calculations totaled by sheet.
- 30% design submittal will contain information to a level of detail required for preliminary estimating purposes and City approval of project footprint and main design elements before moving to 60% design. The 30% submittal plans may contain less sheets than shown in the table, and vertical information such as profiles will not be provided.
- Plans will be prepared in such detail as to allow field layout and construction within a degree of accuracy acceptable to the City and in accordance with industry, City, and WSDOT standards.
- Typical Sections and Details will be provided in the plans, except when available as City or WSDOT standards details/plans which will be included in the appendix of the specifications.
- Specifications will be prepared and included with the 90%, Final, and Bid Documents submittals.
- The project design will be reviewed in the field to ensure the plans show an accurate representation of the proposed improvements.
- The large open grate storm structure at the west end of the project will not be impacted and the multimodal section will either begin after this vault, or be modified at this vault to avoid conflict.
- Lee Johnson Field underdrain final design is not included, see Task 4 for alternatives analysis.
- Park maintenance access locations and driveway entrances will be reestablished at existing locations. A 12-foot wide concrete access/parking pad will be provided at mid-project location and Vehicle Tracking will be used to confirm turning movements for truck and trailer.
- Structural and non-structural walls will be gravity or modular block and placed under back of proposed sidewalk with a concrete wall cap.
- Regrading of floodplain area(s) will be sufficient to offset floodplain volume lost by project improvements and no net loss of flood storage will result. Should grading not be sufficient and additional stormwater capacity design is needed (i.e. by use of storm pipes/vaults), a supplement would be required.
- King County Metro bus stop exists along the project alignment; Psomas will coordinate with Metro during design and provide only a loading or shelter pad in the design.
- Full irrigation design will be provided within roadway planters only. Any existing park irrigation systems in conflict with proposed improvements will be noted for field adjustment (by force

account or other means) to restore function and complete coverage only; irrigation design will not be provided for revising irrigation in these areas.

- Landscape restoration will be provided behind proposed sidewalk/walls, within City ROW, to the extent required to install improvements. Landscape restoration will match existing conditions and private improvements to the furthest extent feasible.
- Park restoration plan includes creating welcoming pedestrian access from the new sidewalk to the existing north-south pathway to the west of the pickleball courts, including hardscape area, steps and/or ramps, railing and plantings.
- Existing storm conveyance and sanitary sewer systems will remain in place and no improvements will be required beyond adjustments and castings.
- Traffic Control Plans will not be provided, and will be the responsibility of the Contractor.
- Intersection Plans will not be provided; all proposed improvements will be between existing intersection corners at 3rd St and Peter Kirk Ln and no curb ramp, signals, or curb return design will be required.
- Pedestrian lighting will be per COK Std. Plans CK–R.47 and CK–R.47A and will face the new bike lane and sidewalk. Roadway lighting will be per COK Std. Plan CK-TS.08. Decorative lighting details will not be needed.
- Illumination design guidelines shall be established based on the COK Policy R-40.
- Existing illumination on the north side of the road is City-owned and shall be incorporated into the illumination model. City to provide as-builts of this lighting as available.
- Illumination analysis and design are only provided for the new City lighting system within right of way and this Scope does not include any analysis or design of Park lighting. Parks' existing timber pole for field lighting may be in conflict with improvements; if it must be relocated and any illumination analysis or design is required for the Park/field, a supplement will be required.
- No intersection lighting will be evaluated as part of this project.
- Allowable bearing pressure to be provided by the geotechnical engineer.
- No new electrical service will be installed. New illumination will splice into existing illumination circuit at north end of the project limits, near existing Park trail.
- No communication poles and infrastructure is expected to be part of the design.
- One site visit to verify existing illumination shall be conducted in the presence of City engineer.
- Loops at north end of project limits to be replaced. Loop replacement to be shown on illumination sheets.

Task 4 – Park Terrace Seating and Underdrain Alternatives Analysis

This task includes the anticipated effort required to develop design alternatives for a terrace seating area in Peter Kirk Park near east side area of the pickleball courts up to the walkway, select a preferred alternative with City Parks, and advance it to a Preliminary design level. The terrace seating is a Parks element that will be designed and documented separately from the Central Way PS&E so the City can fund and construct it in a future phase. Because the retaining wall height increases near the courts, Psomas will evaluate whether a stepped or terraced wall can serve as seating and reduce the height of a single structural wall. This task also includes the anticipated effort to develop design alternatives for replacement of the Lee Johnson Field underdrain system and select a preferred alternative with Parks.

4.1 **Terrace Seating and Underdrain Site Inventory & Background Research:** Psomas will review survey, as-builts, geotechnical findings, the FEMA Zone AH floodplain

constraints, tree retention requirements, and court and field circulation. Psomas will meet with City Parks staff to confirm the program, including seating capacity, shade, ADA access, spectator use for the courts, maintenance expectations, and confirm extents of underdrain damage.

4.2 **Terrace Seating Alternatives Development:** Psomas will prepare two conceptual alternatives, each with a plan view, one section, and an order-of-magnitude construction cost estimate. Alternatives will reflect the form and materiality of previous phase improvements to the south, along the Peter Kirk Ln frontage.

4.3 **Terrace Seating Preliminary Design:** Based on City direction, Psomas will advance the preferred alternative to Preliminary design level (approx. 30%), including a site plan, grading concept, typical section, plant palette, materials and furnishings palette, and a preliminary planning-level cost estimate. A rendered perspective graphic will also be provided.

4.4 **Ballfield Underdrain Alternatives Development:** Psomas will prepare up to three conceptual alternatives, each with a plan view, section, and order-of-magnitude construction cost estimate, and approximate anticipated design fee. The three anticipated options to consider taking to final design include: 1) replace in-kind only the clogged/inoperable portions of the system; 2) fully replace the entire underdrain system matching existing design/sizing/layout without further analysis; and 3) fully replace the entire underdrain system, provide analysis and fully design a new system/sizing/layout. The estimated construction cost and final design effort for each alternative could vary greatly, and may result in a possible need for further stormwater analysis, irrigation design, field restoration/grading, survey and basemapping, permitting, etc.

Products:

- Terrace seating alternatives – plans, sections, and cost estimates (PDF).
- Field underdrain alternatives – plans, sections, and cost estimates (PDF).
- Preliminary level terrace seating preferred alternative plan, section, materials palette and cost estimate package (PDF).
- One rendered perspective graphic showing preliminary level preferred alternative design for terrace seating.

Assumptions:

- One round of revisions based on consolidated City comments for the preferred terrace seating alternative.
- Structural, geotechnical, and floodplain input to the terrace seating will be provided under the respective Psomas and subconsultant tasks.
- 60%, 90%, and Final PS&E submittals for terrace seating are excluded and may be added by amendment.
- 30%, 60%, 90%, and Final PS&E submittals for underdrains are excluded and may be added by amendment.
- Stormwater analysis and/or evaluation of geotechnical results will not be included in the underdrain alternatives analysis.

Task 5 – Stormwater Technical Information Report

This task includes the anticipated effort to complete a Stormwater Technical Information Report (TIR). The TIR will be prepared in accordance with Section 2.3.1.1 of the KCSWDM and will review and document stormwater requirements and compliance. Efforts under this task include:

5.1 **Site Visit:** Conduct one site visit with two Consultant staff to observe and photograph existing drainage conditions and stormwater facilities within the project limits and along the downstream flow path (up to one-quarter mile downstream of the project discharge point, per City of Kirkland Policy D-10), verify drainage patterns and threshold discharge area boundaries. Photographs and field notes will be compiled into a photo log for use in the TIR.

5.2 **Stormwater Regulation Review:** Review the existing stormwater facilities within the limits of the project and document applicable stormwater regulations, standards, hydrology and hydraulic design criteria. Delineate threshold discharge areas (TDAs). Determine the applicability of Core Requirements. Evaluate whether a flow rate based exception could apply to flow control.

5.3 **Draft Stormwater TIR:** Prepare a Draft Stormwater TIR with sections 1 to 10 for the project. The Draft TIR will describe the stormwater requirements and the stormwater management facilities that will be constructed to meet the requirements. Analysis of the existing conveyance system is not included. The Draft TIR will be submitted with the 30% Stormwater Plans.

5.4 **Final Stormwater TIR:** Prepare a Final TIR that addresses City review comments from the Draft TIR and documents the final design. The Final TIR will be submitted with the 90% Plans.

5.5 **City Coordination Meetings:** Prepare for and attend two meetings with City staff. The first meeting will be held early in the task to confirm the applicable requirements, the content of the TIR, and the approach to flow control and BMPs. The second meeting will be held following the Draft Stormwater TIR submittal to review City comments. Meeting notes will be prepared following each meeting.

Products:

- Draft Stormwater TIR (PDF).
- Final Stormwater TIR (PDF).

Assumptions:

- All stormwater design is required to comply with the relevant elements of the 2021 King County Surface Water Design Manual (KCSWDM) amended in 2024 and the City of Kirkland Policy D-10 (rev 01/2026) addendum to the 2021 KCSWDM.
- This Task includes the effort required to perform analysis and documentation of the project's stormwater management requirements in accordance with the KCSWDM and the Kirkland Stormwater Policy D-10.
- It is assumed that the project will add less than 5,000 square feet of new and replaced impervious surfaces and will not require stormwater detention facilities or water quality facilities. However, the Core Requirements will be analyzed to confirm this assumption.

- This project does not qualify for the direct discharge exemption from the flow control facility requirement. Exemption(s) will be assessed on the basis of peak flow criteria per KCSWDM 1.2.3.1.A. As the existing MS4 outlets directly to Moss Bay/Lake Washington, it is assumed that an increase in impervious surfacing will not create or exacerbate any downstream drainage issues requiring special attention, including those in adjacent flood-prone areas.
- This project is assumed to be exempt from the Water Quality Treatment facility requirement as proposed hard surfaces are to be primarily non-pollution-generating. New PGIS associated with this project is assumed to be less than 5,000 sf. Geotechnical information will be sufficient for evaluation of Flow Control BMP feasibility (i.e. infiltration rate, depth to groundwater). Additional geotechnical field exploration is not included in this scope.
- It is assumed that Flow Control BMPs will prove infeasible based on spatial constraints and/or geotechnical limitations (i.e., inadequate infiltration rates and/or separation from restrictive features). Design of Flow Control BMPs/facilities is not included in this scope.
- Project is within a Level One Flow Control Area.
- Proposed new pipes will connect to the existing stormwater system. Conveyance analysis is limited to the proposed new pipes, using boundary conditions at the connection points assumed from existing City record information. Analysis of the capacity of the existing conveyance system, field verification of existing pipes, survey, and CCTV inspection are not included or required to comply with City stormwater code.
- TIR Sections 9 and 10 will be marked N/A with an explanation, assuming no facilities requiring bond quantities, covenants or an O&M manual are proposed.
- The project corridor is approximately 750 feet long and is assumed to consist of one threshold discharge area (TDA).
- One site visit and two meetings with the City are included in this task. Meetings are assumed to be virtual and one hour or less.
- It is assumed that this project is eligible for exemptions(s) from Flow Control and Water Quality Treatment Facility criteria in addition to Flow Control BMPs as noted above. Should the project trigger one or more of these facilities, additional analysis/design effort will be required and addressed as a supplement to this scope of work.

Task 6 – Floodplains

This task includes the effort to delineate the regulatory floodplain at the project site and to mitigate floodplain fill from the widening, walls, sidewalk, and associated improvements through compensatory flood storage. The Consultant will not develop a hydraulic model under this task. Efforts under this task include:

6.1 **Regulatory Floodplain Determination:** The proposed widening appears to encroach on the 100-year floodplain (Zone AH) shown on FEMA Flood Insurance Rate Map 53033C0365G within the Peter Kirk Park athletic field facility. The Consultant will review the effective FEMA Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) to establish the base flood elevation (BFE) at the site. The Consultant will then use the survey data from Task 2 to prepare a topographic base map and delineate the floodplain extent at the BFE. The Consultant will also document the floodplain fill and its location in relation to the proposed improvements.

6.2 **Compensatory Storage Analysis:** The Consultant will balance floodplain cut and fill within the floodplain extents so the project results in no net loss of flood storage. The Consultant will use Civil 3D to compute existing and proposed volumes at the BFE, tabulated by one-foot elevation interval, and will confirm that replacement storage is hydraulically connected to the floodplain. The Consultant will first evaluate lowering grades in the adjacent Park areas and surrounding surfaces to provide the required storage. The Consultant will include the grading in the design plans under Task 3.

6.3 **Floodplain Technical Memorandum and Exhibit:** The Consultant will prepare a technical memorandum documenting the BFE source, floodplain delineation, volume calculations, and compensatory storage approach, signed and stamped by a Washington State licensed professional engineer. The Consultant will also prepare a floodplain exhibit showing the delineated floodplain, existing and proposed contours, fill and excavation limits, and the volume balance table. The memorandum will also document how the project addresses the City's Frequently Flooded Areas requirements in Kirkland Zoning Code (KZC) Section 90.100 and Chapter 21.56 of the Kirkland Municipal Code (KMC), Flood Damage Prevention, including the floodplain delineation, the compensatory storage approach, and the City's concurrence. The memorandum will cross-reference the critical area determination and report prepared under Task 7. The Consultant will submit the memorandum and exhibit in draft and final form.

6.4 **Floodplain Development Permit Application:** The Consultant will prepare and submit the City's floodplain development permit application under KMC 21.56.055 and 21.56.060 for the work within the floodplain. The application will include the City's application forms; plans drawn to scale showing the site location, dimensions, existing and proposed elevations, proposed fill, and drainage facilities; the floodplain exhibit and compensatory storage calculations from the technical memorandum; and a description of any watercourse alteration. As defined in Task 7.4, the Consultant will also prepare the habitat assessment required by KMC 21.56.055, following FEMA's Floodplain Habitat Assessment and Mitigation: Regional Guidance Manual. The Consultant will respond to City permit review comments, including one resubmittal.

6.5 **City Coordination and Review:** The Consultant will meet with the City once early in the task to confirm that a compensatory storage approach without hydraulic modeling satisfies City flood hazard requirements, and will record the City's concurrence in the memorandum. The Consultant will respond to City comments on the draft memorandum and on the final memorandum, for a total of two review rounds. The Consultant will update the compensatory storage balance once at the final design submittal to reflect final grading.

Products:

- Draft and Final Floodplain Technical Memorandum (PDF).
- Floodplain exhibit with cut/fill volume table (PDF).
- Civil 3D grading and compensatory storage design (incorporated into the Floodplain Grading Plan in Task 3).
- Floodplain Development Permit application package (PDF).
- Summary of City concurrence meeting.

Assumptions:

- If grading changes to the athletic field would unacceptably affect field drainage or usability (or not be feasible for other reasons), development of buried storage alternatives may be needed, such as a detention tank replacing an existing smaller pipe, including sizing, plans, details, and specifications to provide the required storage. This effort is not included in this scope of work and if required, would require a supplement.
- The FEMA FIRM panel 53033C0365G and its associated FIS are the effective data. The Consultant will take the BFE from the FIS and will not independently verify or revise it.
- The project site lies in Zone AH with a published BFE, and the Consultant does not need to analyze any regulatory floodway.
- The survey basemap in Task 2 will extend to the full floodplain limits using LiDAR at an accuracy suitable for volume calculations.
- Compensatory storage will be calculated by balancing excavation against fill between corresponding one-foot elevation intervals, and the City will accept this approach in lieu of a hydraulic analysis.
- Compensatory storage can be provided within the project right-of-way or adjacent areas of Peter Kirk Park. The City will provide access and approval to modify park/field grades.
- The City will accept the stamped technical memorandum in 6.3, which documents compensatory storage, as the engineering demonstration required for the permit application.
- The City will provide consolidated review comments within two weeks of each submittal.
- The scope includes one concurrence meeting, two review rounds (draft and final memorandum), and one update of the storage balance at final design.
- The City will pay all permit application and review fees.
- The project includes no structures with a lowest floor, no watercourse alteration, and no work in a regulatory floodway.
- The project will not change the BFE or the special flood hazard area boundaries, so no map revision is required under KMC 21.56.070(6).
- The habitat assessment will be based on available data and one site visit by a qualified biologist. Habitat mitigation beyond the compensatory storage described in 6.2 is not required.

Exclusions:

- Hydraulic modeling (including HEC-RAS) and any certification or demonstration that depends on it, such as a floodway no-rise certification under KMC 21.56.095(1) or a modeled water surface rise analysis. FEMA map revisions (CLOMR, LOMR) and related FEMA submittals, including 44 CFR Part 65 documentation.
- Other permitting not described above, which is covered under Task 7.
- Geotechnical and groundwater evaluation, which are covered under Task 12.
- The critical area determination and critical area report required by KZC 90.105 and 90.110, which are covered under Task 7.
- Habitat mitigation design, monitoring, and associated agency permitting.

Task 7 – Environmental Compliance and Permitting

This task includes the anticipated effort to provide environmental compliance and permitting services, including a site visit and Critical Areas study documenting the presence of mapped critical areas in the project area. Psomas will also prepare a SEPA Checklist and FEMA Habitat Assessment for the project. No other local, state, or federal environmental permits or approvals are anticipated for this project. Efforts under this task include:

7.1 **Data Collection and Site Visit:** This task includes reviewing background information and conducting limited site investigations to document onsite critical areas, as well as using available mapping and data to identify all other critical areas that may be present onsite. Prior to the site visit, the Consultant will review publicly available GIS data and reports, reports and data provided to the Consultant by the City as well as other pertinent background information (e.g., historic aerial photos, etc.) to identify the presence of potential critical areas prior to conducting the field effort. Existing data that will be reviewed include the City and King County critical area mappers, aerial photographs, NRCS hydric soils mapping, National Wetland Inventory (NWI) maps, SWIFD fish distribution data, WDFW PHS data for species and habitat type, and the DNR Washington Natural Heritage Program (WNHP) plant data for sensitive plant species, among others. Once all office data is reviewed, the Consultant will conduct a site visit, observing the project area from publicly accessible areas. Based on initial review, the only mapped critical area is a piped stream present in the project area. An additional open channel segment, to the south of the project is identified as a stormwater swale by the City's GIS. In addition, the project site contains a mapped frequently flooded area (site is partially located within the 100-year FEMA floodplain). Based on existing City mapping, it is assumed that no wetlands, wetland buffers, Geohazards, or stream buffers are present in the project area. If such critical areas are determined to be present, additional scope and budget will be required for delineation and documentation.

7.2 **Critical Areas Study:** The Consultant will use information from Task 6 to prepare a Critical Areas Study, meeting the requirements of KZC 85 and 90. The Critical Areas Study will include the following elements:

- Executive Summary
- Introduction (purpose of the report)
- Project narrative (location, purpose and description, project schedule, responsible parties)
- Impact assessment (landscape setting, existing conditions of wetlands, streams, and buffers to be impacted, impact calculation summary tables, narrative of permanent and temporary impacts to wetlands, streams and buffers, discussion of affected functions).
- Mitigation strategy (avoidance and minimization of impacts)
- Ecological processes, current and proposed
- Construction Schedule and timing restrictions
- Proposed design elements (grading, proposed mitigation activities and acreage, hydrologic regimes, proposed soil conditions, planting zones, species lists, etc.)

- References; and
- Appendices (wetland data forms, rating forms and figures, impact and mitigation plans)

Note that documentation of project compliance with Frequently Flooded Areas (FFA) critical areas will be addressed in Task 6 – Floodplains and the report will be appended to the Critical Areas Study. At a minimum, it is assumed the project will not result in temporary or permanent impacts to the piped stream or other critical areas and that no compensatory mitigation is needed. If it is determined that compensatory mitigation is required, additional scope and budget will be required.

7.3 **SEPA Checklist:** This task includes preparation of a draft and final project-specific Environmental Checklist to satisfy the State Environmental Policy Act (SEPA) that will cover the entirety of the project. For purposes of this scope of services, the Consultant assumes that the City will be the SEPA lead agency and that they will issue a SEPA determination consistent with their SEPA rules. At this time, it is reasonable to assume that no additional studies would be necessary to complete the SEPA documentation and that the SEPA determination will be a Determination of Non-Significance (DNS).

7.4 **FEMA Habitat Assessment:** KMC 21.56.055 requires a development permit for any construction within an area of special flood hazard. A habitat assessment, in compliance with "FEMA's Floodplain Habitat Assessment and Mitigation: Regional Guidance Manual", is required for the development permit. The Consultant will prepare a draft and final FEMA habitat assessment meeting City requirements.

Products:

- Draft and Final SEPA Checklist (PDF).
- Draft and Final Critical Areas Study (PDF).
- Draft and Final FEMA Habitat Assessment (PDF).

Assumptions:

- Except for preparation of the permit documents described above, this task does not include any additional permit or approval applications.
- With the exception of FFAs, this scope assumes no direct impacts to any other critical areas, shorelines, or their buffers.
- All deliverables include a single round of City review. The City will consolidate all comments from multiple reviewers and resolve any inconsistencies.
- The City will be responsible for publication of the SEPA notice, including any publication fees.
- The City will be responsible for the SEPA determination and responding to public and agency comments.
- The SEPA Checklist will be based on a design level of approximately 30% design.
- The FEMA Habitat Assessment will result in a finding of "no effect" for all species listed under the Endangered Species Act.

Task 8 – Cultural Resources

This task includes the anticipated effort to provide cultural resources services through Psomas and through Psomas' cultural resources subconsultant (Subconsultant), including archaeological survey and a cultural resources assessment. Because the project is receiving funding from the Transportation Improvement Board (TIB), it is subject to Washington Governor's Executive Order 21-02 (EO 21-02), which requires an archaeological survey to identify cultural resources and an assessment to evaluate potential project impacts. Efforts under this task include:

8.1 **Coordination:** Psomas will prepare for and attend coordination meetings with the City and other project stakeholders, if necessary. These meetings will be held over virtual meeting venues (estimate one meeting total). Psomas will also prepare an EZ-1 form and a letter to Tribes to initiate project consultation.

8.2 **Field Investigation:** Prior to fieldwork, Psomas will coordinate all on-site activity with the City. Psomas will complete a utility locate prior to all subsurface investigation, as required by law. As part of the utility locate process, Psomas will conduct a preliminary visit to mark the Project Area with white paint, as required by law. During the preliminary site visit, Psomas will conduct a cultural resources pedestrian survey of the Project Area, mark planned locations for follow-up subsurface investigation, and cut brush using hand tools as necessary to provide access to planned subsurface test locations. Selected locations will be placed at an approximately 30-meter interval within portions of the Project Area that are accessible to hand excavation. Based on ground conditions observed from aerial photographs, Psomas anticipates that up to nine (9) locations for subsurface testing will be sufficient for the Project Area. One field archaeologist will conduct subsurface survey of the Project Area in one 12-hour workday (including drive time). Subsurface survey will include hand excavation of up to nine (9) shovel probes at the locations selected and marked during pedestrian survey. Individual shovel probes will extend a maximum of 1 meter below the modern surface, or 20 cm into intact glacial sediments, whichever is shallower. Spoils from shovel probes will be screened through ¼-inch mesh to identify buried cultural material. Any identified cultural materials will be described, photographed, and reburied in their place of origin. Locations of excavations will be recorded with a Global Positioning System (GPS) unit with submeter accuracy. Results and observations will be described on standard forms.

8.3 **Cultural Resources Assessment and Inadvertent Discovery Plan:** Psomas will check the Washington State Department of Archaeology and Historic Preservation's (DAHP) WISAARD system for information about previous cultural resources assessments in the project vicinity and previously identified archaeological sites. Other background information may be collected from geotechnical studies, local historical societies, libraries, and ethnographic accounts. Cultural resources staff from affected Native American Tribes will also be contacted to solicit information about the history of the Project Area and to invite Tribal cultural resources staff to attend and participate in field survey. Psomas will prepare a report sufficient to meet standards set forth by the City and DAHP. This report will include a description of the Project Area, a summary of compiled background research, field methods, field data, an assessment of the potential for cultural resources to lie within the Project Area, and recommendations for future

action pursuant to the identification and preservation of potential cultural resources within the Project Area. If no further cultural resources investigation within the Project Area is recommended following completion of the assessment, the report will include a project-specific inadvertent discovery plan (IDP) for use during planned project activities. The Project Area is in Peter Kirk Park. Since the park was established in c. 1965, it is an historic-aged property and it will be recorded at the reconnaissance level. The park is within the City-owned parcel (052505-9029) that includes the senior center building (ca. 1965), the pool and clubhouse (ca. 1968), the library (ca. 1994), the parking garage (ca. 1994), the teen center (ca. 2001), and the theater (ca. 1997). These buildings are not within the project area. The associated development of the park and these buildings will be addressed in an Historic Property Inventory (HPI) form prepared by Northwest Vernacular, but a form will only be prepared for the park. Following draft report preparation, Psomas will transmit the draft report to the City for review. After one round of City review, Psomas will make revisions as required and upload the final report to TIB for City review.

Products:

- EZ-1 form provided to the City for submission to DAHP.
- Tribal notification letter for submission by the City to initiate consultation with affected Tribes.
- Draft PDF report, transmitted electronically to the City.
- Final PDF report, transmitted electronically to the City for submission to TIB and WISAARD.
- Project Inadvertent Discovery Plan (IDP), as appropriate.

Assumptions:

- The cultural resources subtask will begin upon reaching 30% design.
- All meetings (if necessary) are planned to be virtual and are anticipated to last one hour.
- Psomas will have safe and full access to the Project Area as needed to facilitate all fieldwork, including permission to conduct subsurface testing at designated locations.
- The City will provide written permission for Psomas to conduct archaeological fieldwork in right of way and within the park, including subsurface investigation.
- The Project Area may contain utilities or other buried infrastructure. The City will provide as-builts, as possible.
- If subsurface investigation is not feasible due to impervious surfaces or buried infrastructure, the assessment will consist of a desktop/literature review.
- No archaeological materials will be identified or documented during fieldwork.
- If at any time human remains are encountered, work will cease, and notification of local law enforcement and other authorities will proceed as directed by RCW 68.50.
- Treatment of any identified archaeological resources would be determined through consultation with DAHP, the City, TIB, and the affected Tribes, and may require a DAHP-issued excavation permit, which is not included in this scope.
- If cultural resources are identified during fieldwork, a scope and budget adjustment may be required to conduct any additional work related to the investigation, documentation,

evaluation, or management of such resources, including but not limited to consultation with the City, archaeological site delineation, or evaluation of archaeological site significance.
- The draft report will undergo one (1) round of City review.
- The Historic Property Inventory Form (HPIF) will be included in the assessment report.
- The draft report will include an inadvertent discovery plan (IDP) as appropriate, pending the results of Psomas' assessment.

Task 9 – Public Outreach Support

This task includes the anticipated effort to support the City's public engagement program by preparing graphics, renderings, and outreach content in close coordination with the City's outreach lead. Outreach graphics will be produced at two milestones, 30% and 90% design, so the community sees the concept early and the refined design before construction. Efforts under this task include:

9.1 **Outreach Coordination:** Psomas will coordinate with the City's outreach lead on providing graphics for outreach materials, to be prepared by the City.

9.2 **30% Design Outreach Graphics:** Psomas will prepare graphics that explain the preferred concept and the reasons behind it:
- One (1) illustrative plan of the corridor, rendered in color.
- One (1) illustrative cross-section of the 19-foot shared facility.
- One (1) photo simulation or 3D renderings from key viewpoint (Central Way streetscape or park-side view).
- Terrace seating alternatives graphics drawn from the Task 4 terrace seating analysis.

9.3 **90% Design Outreach Graphics:** Psomas will update the illustrative plan and cross-sections to reflect the 90% design, and prepare:
- One (1) updated photo simulation or 3D rendering.
- Planting palette and urban design materials example images.

Products:

- 30% and 90% outreach graphics packages (PDF and native image files).

Assumptions:

- The City's outreach lead will lead all public engagement including preparing display boards based on graphics provided by the Consultant, manage notification, prepare content for and host the project webpage and survey platform, and handle printing and mailing costs.
- Psomas will prepare up to one (1) round of revisions to outreach graphics per design milestone (30% and 90%) based on consolidated City comments.
- Renderings are illustrative and based on the design at the time they are produced.
- The City will share all public feedback with the Consultant in a consolidated format.
- All necessary translations of outreach materials shall be done and paid for by the City.

Task 10 – Franchise Utility Coordination

This task includes the anticipated effort to coordinate with Franchise Utilities who have existing or proposed systems in the project limits. Efforts under this task include:

10.1 **General Franchise Utility Coordination:**

- Confirm Franchise Utility contacts and order Franchise Utility system maps for the project area. Field review system maps against survey basemap and identify any discrepancies.
- Request plans from Franchise Utilities for any proposed system improvements in the project area.
- Attend and document two coordination meetings with Franchise Utility representatives to discuss pothole information, conflicts, potential relocations, and proposed improvements.
- Miscellaneous coordination emails and phone calls with Franchise Utility representatives.
- Coordination with private potholing company (APS or similar) to arrange utility potholes.

10.2 **Franchise Utility Pothole and Conflict Plans:**

- Draft and Final Utility Pothole Plans will be prepared showing proposed Franchise utility pothole locations for review and approval by the City and Franchise utilities prior to potholing. These plans will identify where exact horizontal/vertical utility location information is needed to assist with design and conflict analysis.
- Draft and Final Utility Conflict Plans will be prepared when potholing is complete to assist Franchise utilities in designing their relocations. These plans will identify where proposed improvements conflict with existing Franchise utilities and easements.

Products:

- Utility Pothole Plan (approx. 1 sheet) (PDF)
- Utility Conflict Plan (approx. 1 sheet) (PDF)
- Franchise Utility Meeting Notes

Assumptions:

- Design of any Franchise Utility relocations is not included in this scope of work. Required utility relocations will be designed by Franchise utilities and will not be included in the project PS&E package. Our role is limited to identifying conflicts between Franchise utilities and the City's proposed improvements and providing design files/information to the Franchise Utilities to assist their relocation design efforts.
- Utility as-built drawings, records, system maps, and design drawings will be made available by Franchise Utilities upon request.
- Potholing of private utilities will be conducted by a private firm (APS or similar) which will bill each utility purveyor directly. The City will be billed directly for potholes of City assets.

- For completed potholes, field data sheets will be provided by the private potholing company for inclusion in the appendix of the project specifications, and pothole data will be included in the Existing Conditions Plans.
- Final completed pothole locations will be surveyed (see Task 2) for inclusion in the overall project basemap and the final pothole plans.

Task 11 – Cultural Resource Services (Subconsultant)

See attached Subconsultant Scope and Fee Estimate for Task 11 as prepared by Northwest Vernacular.

Task 12 – Geotechnical Services (Subconsultant)

See attached Subconsultant Scope and Fee Estimate for Task 12 as prepared by HWA.

Project Milestone Deliverables

30% Submittal:

- Construction Plans
- Construction Cost Estimate
- Draft Illumination Report
- Draft Geotechnical Report
- Draft Stormwater TIR
- Terrace Seating Alternatives Figures & Estimates
- Underdrain Alternatives Figures & Estimates
- 30% Design Outreach Graphics

60% Submittal:

- Construction Plans
- Construction Cost Estimate (with bid quantity calculations by sheet)
- Final Geotechnical Report
- Draft Floodplain Technical Memorandum and Exhibit
- Draft Critical Areas Study
- Draft FEMA Habitat Assessment
- Draft SEPA Checklist
- EZ-1 Form and Tribal Notification Letter
- Draft Cultural Resources Assessment Report (including HPI Form and IDP)
- Utility Pothole Plan (post-60% submittal)
- Terrace Seating 30% Design Concept

90% Submittal:

- Construction Plans
- Construction Cost Estimate (with bid quantity calculations by sheet)
- Draft Specifications
- Final Illumination Report

- Final Stormwater TIR
- Final Floodplain Technical Memorandum and Exhibit
- Floodplain Development Permit Application Package
- Final Critical Areas Study
- Final FEMA Habitat Assessment
- Final SEPA Checklist
- Final Cultural Resources Assessment Report (including HPI Form and IDP)
- Utility Conflict Plan
- 90% Design Outreach Graphics

100% and Bid Document Submittal:

- Final Construction Plans
- Final Construction Cost Estimate (with bid quantity calculations by sheet)
- Final Specifications
- Bid Documents (ad-ready construction plans, cost estimate, and specifications)

Other Services

Upon completion of design, the City may request additional services. These services may include support during bidding, design support during construction, construction management and inspection services and/or value engineering support. At the time these services are requested, Psomas will provide the City with a detailed scope of work and an estimate of costs.

PSOMAS

Attachment B

EXHIBIT B
PRIME CONSULTANT COST COMPUTATIONS
Client: City of Kirkland
Project Name: Central Way Bike Lane Joint Project
Psomas Project Number: 9KIR012000
Date: 11/4/2026

Task No.	Task Description	Labor Hour Estimate																													Total Hours and Labor Cost Computations by Task	
		Principal	Engineering Manager I	Senior Engineer II	Senior Project Engineer	Project Engineer I	Project Engineer II	Design Engineer I	Design Engineer II	Design Engineer III	Senior Project Manager Survey	Survey Crew I (W/Equip)	Survey Crew II (W/Equip)	Project Surveyor II	Surveyor III	Senior Landscape Architect I	Project Landscape Architect I	Project Landscape Architect II	Landscape Designer II	Environmental Manager	Managing Biologist I	Senior Biologist I	Word Processor	Editor	Cultural Resources Manager	Cultural Resources Specialist III	Cultural Resources PM II	Cultural Resources PM III	Cultural Resources GIS/Tech	Senior CAD Technician	Senior Admin		
		$318.00	$260.00	$238.00	$200.00	$181.00	$205.00	$145.00	$153.00	$164.00	$290.00	$234.00	$297.00	$192.00	$163.00	$200.00	$169.00	$181.00	$126.00	$252.00	$199.00	$153.00	$129.00	$99.00	$230.00	$130.00	$170.00	$186.00	$155.00	$175.00	$155.00	Hours	Totals
Task 1 - Project Administration, Management, and Coordination																																	
1.1	Project Administrative Services (10 months)			10																										15	25	$	4,705.00
1.2	Project Management Services (10 months)	2		20																										20	42	$	8,496.00
1.3	Meetings with City Staff	2		54		54										4	4	4	4												126	$	25,966.00
1.4	Miscellaneous Emails and Calls	2		20		10										4	4	4												5	49	$	10,181.00
	Task Total	**6**	**0**	**104**	**0**	**64**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**8**	**8**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**40**	**242**	**$ 49,348.00**
Task 2 - Survey and Basemapping																																	
2.1	Survey Control										1	8																			9	$	2,162.00
2.2	Utility Locate Coordination												8	2																	10	$	2,760.00
2.3	Topographic Mapping										1	48																			49	$	11,522.00
2.4	Gravity Utilities												8																		8	$	2,376.00
2.5	Right of Way Determination													8	8																16	$	2,840.00
2.6	Basemap Development										1				36																37	$	6,158.00
2.7	Utility Pothole Locations											8			1																9	$	2,035.00
2.8	LIDAR Data Collection & Integration													8																	8	$	1,536.00
2.9	Legal Description & Exhibit for Internal Land Transfer										1			4	4																9	$	1,710.00
	Task Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**64**	**16**	**22**	**49**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**155**	**$ 33,099.00**
Task 3 - Design and PS&E																																	
	30%, 60%, 90%, 100%, and Bid Documents																																
Sheet Count	***Sheet Title***																																
1	Cover Sheet							2																					4		6	$	990.00
1	Legend & Abbreviations					2		2																					4		8	$	1,352.00
1	Alignment & Survey Control			1		2		8																					4		15	$	2,460.00
1	Typical Sections			1		4		8																					4		17	$	2,822.00
4	Typical Details (Incl. Park elements)			2		24		24								4	16	4	60										8		142	$	21,488.00
1	Site Preparation & TESC Plan			1		8		16																					4		29	$	4,706.00
1	Stormwater / Misc. Utility Plan (Not incl. underdrains)			1		8		8																					4		21	$	3,546.00
2	Roadway Plan & Profile			2		24		32																					8		66	$	10,860.00
2	Park Restoration Plan (Incl. fence, netting, maint. access, Park entrance)			2		8		16								2	8		24										8		68	$	10,420.00
1	Floodplain Grading Plan			2		16		16																					4		38	$	6,392.00
3	Non-Structural Wall Plan, Profile, and Details			3		36		36																					12		87	$	14,550.00
3	Structural Wall Plan, Profile, and Details (Incl. Structural Calculations)			3	72	12		6																					12		105	$	20,256.00
3	Landscape Plan, Details, and Planting Schedule			3		6		12										16	60										4		101	$	14,696.00
3	Irrigation Plan and Details			3		2		4										12	48										4		73	$	10,576.00
1	Channelization & Signing Plan			1		8		8																					4		21	$	3,546.00
4	Illumination Plan & Details		16	2		8		8		100																			8		142	$	25,044.00
2	Existing Conditions & Pothole Data			2		8		16																					8		34	$	5,644.00
34	***Total***	**0**	**16**	**29**	**72**	**176**	**0**	**222**	**0**	**100**	**0**	**0**	**0**	**0**	**0**	**6**	**24**	**32**	**192**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**104**	**0**	**973**	**$ 159,348.00**
-	30% Cost Estimate		1	2		32		4		2							1		4												46	$	8,109.00
-	60% Cost Estimate		1	2		24		4		2						1	1	1	4											2		42	$	7,392.00
-	90% Cost Estimate		1	2		12		4		2						1	1	1	4											2		30	$	5,220.00
-	100% Cost Estimate		1	2		8		2		2							1		4											2		22	$	3,825.00
-	Bid Documents Cost Estimate		1	2		8				2						1	1	1	2											2		20	$	3,664.00
-	90% Specifications		16	32		2											4	4													24	82	$	17,258.00
-	100% Specifications		2	16		2											4	2													8	34	$	6,968.00
-	Bid Documents Specifications		2	8												1	2	2													4	19	$	3,944.00
-	Draft & Final Illumination Report (Incl. AGI analysis)		8							60																					68	$	11,920.00
-	QA/QC & Constructability Review of Submittals (4 reviews)		8	32														8													48	$	11,144.00
	Task Total	**0**	**57**	**127**	**72**	**264**	**0**	**236**	**0**	**170**	**0**	**0**	**0**	**0**	**0**	**10**	**39**	**51**	**210**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**112**	**36**	**1384**	**$ 238,792.00**
Task 4 - Park Terrace Seating and Underdrain Alternatives Analysis																																	
4.1	Terrace Seating and Underdrain Site Inventory & Background Research			4		2	2										12	2	4												26	$	4,618.00
4.2	Terrace Seating Alternatives Development			2		4		6								2	16	4	40												74	$	10,938.00
4.3	Terrace Seating Preliminary Design			2		6		12								2	8	2	32												64	$	9,448.00
4.4	Ballfield Underdrain Alternatives Development			12		16	4	8									4	2	8												54	$	9,778.00
	Task Total	**0**	**0**	**20**	**0**	**28**	**6**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**40**	**10**	**84**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**218**	**$ 34,782.00**
Task 5 - Stormwater Technical Information Report																																	
5.1	Site Visit						6		6																						12	$	2,148.00
5.2	Stormwater Regulation Review			2			4		10																						16	$	2,826.00
5.3	Draft Stormwater TIR			2		2	16		34																						54	$	9,320.00
5.4	Final Stormwater TIR			2		2	6		12																						22	$	3,904.00
5.5	City Coordination Meetings			2			4		2																						8	$	1,602.00
	Task Total	**0**	**0**	**8**	**0**	**4**	**36**	**0**	**64**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**112**	**$ 19,800.00**

PSOMAS

Task 6 - Floodplains																																
6.1	Regulatory Floodplain Determination			6			8		6						4															24	$	4,638.00
6.2	Compensatory Storage Analysis			4			2		2																					8	$	1,668.00
6.3	Floodplain Technical Memo and Exhibit			16			10		20																					46	$	8,918.00
6.4	Floodplain Development Permit Application			8			4		16																					28	$	5,172.00
6.5	City Coordination and Review			12			4		4																					20	$	4,288.00
	Task Total	**0**	**0**	**46**	**0**	**0**	**28**	**0**	**48**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**126**	**$**	**24,684.00**
Task 7 - Environmental Compliance & Permitting																																
7.1	Data Collection and Site Visit																			2	16	14								32	$	5,830.00
7.2	Critical Areas Study																			4	22	12	2	2						42	$	7,678.00
7.3	SEPA Checklist			2		2														4	16	24	1	1						50	$	8,930.00
7.4	FEMA Habitat Assessment																			32	8		1	1						42	$	9,884.00
	Task Total	**0**	**0**	**2**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**42**	**62**	**50**	**4**	**4**	**0**	**0**	**0**	**0**	**0**	**166**	**$**	**32,322.00**
Task 8 - Cultural Resources																																
8.1	Coordination																								8					8	$	1,840.00
8.2	Field Investigation																								2	12	8		2	24	$	3,690.00
8.3	Cultural Resources Assessment & Inadvertent Discovery Plan																								4	8	8	24	6	50	$	8,714.00
	Task Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	**20**	**16**	**24**	**8**	**82**	**$**	**14,244.00**
Task 9 - Public Outreach Support																																
9.1	Outreach Coordination															8														8	$	1,600.00
9.2	30% Design Outreach Graphics															2			36											38	$	4,936.00
9.3	90% Design Outreach Graphics															2			24											26	$	3,424.00
	Task Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**0**	**0**	**60**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**72**	**$**	**9,960.00**
Task 10 - Franchise Utility Coordination																																
10.1	General Franchise Utility Coordination			4		12		4																						20	$	3,704.00
10.2	Franchise Utility Pothole and Conflict Plan			2		8		16																						26	$	4,244.00
	Task Total	**0**	**0**	**6**	**0**	**20**	**0**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**46**	**$**	**7,948.00**
Total Labor Hours and Fee		**6**	**57**	**313**	**72**	**382**	**70**	**282**	**112**	**170**	**4**	**64**	**16**	**22**	**53**	**34**	**87**	**69**	**358**	**42**	**62**	**50**	**4**	**4**	**14**	**20**	**16**	**24**	**8**	**112**	**76**	**2,603**	**$**	**464,979.00**
Subconsultants																																
																															Task 11 - Northwest Vernacular - Cultural Resources	$	2,962.00
																															Task 12 - HWA - Geotechnical Services	$	37,093.00
																															Total Subconsultant Expense	**$**	**40,055.00**
Reimbursable Direct Non-Salary Costs																																
																															Mileage at current IRS rate	$	500.00
																															Utility Locates	$	1,750.00
																															Total Reimbursable Expense	**$**	**2,250.00**
																															Total Estimated Budget	**$**	**507,284.00**

NORTHWEST VERNACULAR
HISTORIC PRESERVATION

October 1, 2026

Psomas
Attn: Alicia Valentino, PhD, RPA
PNW Cultural Resources Manager
3131 Elliott Avenue, Suite 400
Tacoma, WA 98121

RE: Fee and Scope | Peter Kirk Park Historic Property Inventory Form

Dear Dr. Valentino:

Northwest Vernacular is happy to provide this fee and scope for historic preservation services related to Peter Kirk Park in the City of Kirkland, King County, WA. These services will include a reconnaissance-level historic property inventory (HPI) form for the park in which structures within the park are discussed as features of the park (inclusive WISAARD data entry), field work to document the park, impact analysis, and National Register, Washington Heritage Register (WHR), and King County Landmark (landmark) eligibility recommendations.

We propose a total not to exceed fee of $2,962.00. All hours will be billed at our standard hourly rate of $159 per hour. Reimbursable expenses will be submitted without mark-up and mileage calculated at $0.76 per mile. Any additional fees for insurance certificates (such as waiver of subrogation) will be passed on with a 10-percent mark up.

Both of our co-founders, Spencer Howard and Katie Pratt, will devote time to this project. Spencer Howard will serve as the project manager and the lead point of contact for project coordination. Both Spencer and Katie exceed the U.S. Secretary of the Interior's *Professional Qualifications* (Federal Regulations, 36 CFR Part 61) for Architectural History. Katie also exceeds the U.S. Secretary of the Interior's *Professional Qualifications* for History.

We understand the project affects only the north edge of the park along Central Way and that the park (built ca. 1965) is within the City-owned parcel (052505-9029) that includes the senior center building (ca. 1965), the pool and clubhouse (ca. 1968), the library (ca. 1994), the parking garage (ca. 1994), the teen center (ca. 2001), and the theater (ca. 1997). These buildings are not within the project area. The associated development of the park and these buildings will be addressed in the HPI form, but a form will only be prepared for the park. Psomas will provide NWV with available background information including, the project area boundary, and a description of proposed work as it relates to site work for the park. We understand that field work for the cultural resources survey can occur in 2027 and will be coordinated with the project timeline.

Task 1: Historic Property Inventory (HPI) Form

This task will complete one (1) reconnaissance level inventory form for the park. The form will be uploaded and submitted through DAHP's WISAARD database. The HPI form will include

National Register of Historic Places (NRHP) eligibility recommendation. Work to include the following:

- 1A. Site visit. We will conduct a site visit to record physical features, changes, and to digitally photograph with a high-resolution camera the park. NWV will utilize this information to write a physical description for the resource. The digital photographs will be processed for inclusion in the inventory form.
- 1B. Research. We will review background provided by Psomas. We will conduct focused research as needed to address any gaps in the background information.
- 1C. Form writing and production. We will utilize data collected in tasks 1A and 1B to prepare the form, write the description and alterations. We will prepare NRHP eligibility evaluation by criteria for the resource. We will prepare WHR and Landmark eligibility evaluation by criteria for the resource for inclusion in the report but not in the HPI form.
- 1D. Form preparation. We will enter data and upload photographs into WISAARD, export a PDF of the form for team review, and make edits. NWV will coordinate with Psomas on electronic submittal via WISAARD to support distribution of the data to appropriate agencies.
- 1E. Impact analysis. We will draft impact analysis narrative based on eligibility recommendations and the project description for use in the cultural resources survey report.

Schedule:

This task will commence upon notice to proceed with a draft ready within 60 days. NWV will incorporate edits from the client, Psomas, and reviewing agencies within 1 week of receipt. The site visit will be coordinated with Psomas and the City.

Deliverables:

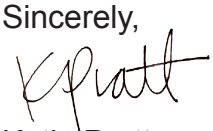
- Draft and final inventory form in WISAARD for DAHP submittal
- Impact analysis Word narrative for use in the technical report
- Folder link for associated graphics and captions for use in the technical report

Budget

Tasks	Hours @ $159/hour	Fee	Staff
Task 1 Historic Property Inventory Forms	**18**	**$2,862**	
1A. Site Visit	3		SH
1B. Research	6		SH, KP
1C. Form Writing and Production	4		SH, KP
1D. Form Preparation	2		SH
1E. Impact Analysis	3		SH, KP
Reimbursables (mileage)		$100	
Total	**18**	**$2,962**	

We appreciate the opportunity to provide this scope and fee. Please contact me at katie@nwvhp.com or 360.813.0772 if you have any questions.

Sincerely,



Katie Pratt
Co-Founder + Architectural Historian

Northwest Vernacular, Inc.
PO Box 456
Bremerton, WA 98337-0183

Project Cost Estimate
Central Way Bike Lane Joint Project
Geotechnical Services
Kirkland, Washington

HWA GeoSciences Inc.

HWA Ref: 2026-180-21
Task: 1
Date: 5-Oct-26
Prepared By: JTW/BKH

Scope of Work
This estimate assumes no ROW permit or traffic control plans will be required. Field explorations are assumed to be completed within Peter Kirk Park along the north side of the park, south of Central Way.
Coordinate boring locations with client and drilling subcontractor.
Mark boring locations in field and arrange utility locates. Verify utility locations and adjust boring locations as needed.
Log four drilled borings to depths up to 30 feet.
Prepare logs of borings and assign laboratory testing.
Perform engineering analyses and develop recommendations for retaining walls and luminaire foundations, and provide LPILE soil parameters for fencing and netting foundations, as needed.
Evaluate subsurface conditions for proposed stormwater improvements, including infiltration feasibility.
Provide subsurface information from the borings to support evaluation of existing field underdrain repairs in the vicinity of the borings, as needed.
Prepare a draft geotechnical report presenting the results of the borings, laboratory testing, engineering analyses, and recommendations.
Finalize report based on review comments.

ESTIMATED HWA LABOR:

	PERSONNEL & 2026 HOURLY RATES									
WORK TASK	Geol. VIII	Engr. VIII	Engr. VI	Eng. III	Geol. IV	Contracts	CAD	Clerical	TOTAL	TOTAL
DESCRIPTION	$90.00	$103.00	$70.00	$51.00	$50.00	$56.00	$40.00	$45.00	HOURS	AMOUNT
Project Setup and Administration			2			2			4	$252
Coordinate Drilling with Client and Drilling Subcontractor		1	2		2				5	$343
Mark Boring Locations and Call in Utility Locates			4		4				8	$480
Verify Utility Locates and Boring Locations					4				4	$200
Log Drilled Borings			2		20				22	$1,140
Generate Exploration Logs and Assign Lab Testing			2		4				6	$340
Retaining Wall and Luminaire Foundation Analyses and Fencing/Netting LPILE Parameters		4	10						14	$1,112
Evaluate Stormwater Infiltration Feasibility			4						4	$280
Prepare Draft Geotechnical Engineering Report		4	10		4		4		22	$1,472
Prepare Final Geotechnical Engineering Report		2	4				1		7	$526
Consultation and Project Management			4			4			8	$504
QA/QC		4							4	$412
DIRECT SALARY COST:	0	15	44	0	38	6	5	0	108	**$7,061**

GEOTECHNICAL LABORATORY TEST SUMMARY:

Test	Est. No. Tests	Unit Cost	Total Cost
Grain Size with Hydrometer	4	$330	$1,320
Grain Size Distribution (Wet Sieve)	6	$155	$930
Atterberg Limits	2	$310	$620
Moisture Content Determination	12	$40	$480
LABORATORY TOTAL:			**$3,350**

ESTIMATED DIRECT EXPENSES:

Mileage @ IRS rate	$100
Drilling Subcontractor	$10,000
Private Utility Locator	$600
GPS Rental ($75/day)	$150
Water Level Indicator ($30/day)	$60
Laboratory Testing	$3,350
TOTAL DIRECT EXPENSES:	**$14,260**

Direct Salary Cost (DSC)	$7,061
OH @ 193.37% * DSC	$13,654
Fee @ 30% * DSC	$2,118
Total Labor Costs	$22,833
Direct Expenses	$14,260
GRAND TOTAL:	**$37,093**

Assumed Conditions:
1. All hours and items are estimated, and may be shifted between tasks within the limits of the total budget at the discretion of HWA's project manager.
2. Assumes no ROW or other permits will be required to complete the investigation.
3. Assumes borings can be completed within Peter Kirk Park without traffic control.
4. Disposal of contaminated soil and decontamination of drilling equipment are not included in this scope of work. If contaminated materials are encountered, then additional costs will be incurred.
5. No groundwater monitoring wells will be installed.
6. No field infiltration testing is included in this scope of work; infiltration feasibility will be evaluated based on subsurface conditions encountered in the borings.