



August 15, 2021

Ms. Sierra Shultz  
Assistant Engineer  
Town of Mammoth Lakes  
P.O. Box 1609  
Mammoth Lakes, California 93546

Subject: Mammoth Yosemite Airport  
8 Bay ARFF/Snow Removal Maintenance Facility – Building – Design/Build  
Engineering Design  
Proposal for Professional Engineering Services

Dear Sierra:

The Town of Mammoth Lakes proposes to construct a new 8 Bay ARFF/Snow Removal Maintenance Facility at the Mammoth Yosemite Airport in 2022 and will submit a preapplication and final application for FAA Airport Improvement Program funding for this work. It is currently proposed to perform this project under two separate construction contracts, one for the site work and one for the building itself. This proposal is for the engineering services required for the development of a design-build bid package for the Building and associated utilities portion of this project.

The estimated construction cost of ARFF/Maintenance Building is \$2,100,000. The site work around the building will be constructed under a separate design-bid-build process. The engineering scope for the development of the Building design/build bid package has been broken down into five phases:

- Phase 1 – Preliminary Engineering, Project Scoping, and Justification
- Phase 2 – Preparation of Architectural Bridging Documents, Plans, Specifications, and Reports
- Phase 3 – Design/Build Bid Package Development
- Phase 4 – Engineering Support During Bidding and Contract Award
- Phase 5 – Engineering Design Services During Construction and Project Closeout.
- Phase 6 - Construction Management.

Brandley Engineering is pleased to present our proposal for Phases 1, 2, 3, and 4 at this time. Phases 5 and 6 will be included in a later proposal prior to the final FAA AIP Application submission. Each portion of this proposal is based on Not to Exceed estimated fees based on the scope that has been determined at this time.

We have summarized below the scope of work, the engineering fee, and the time of completion for each phase of work.

#### Phase 1 – Preliminary Engineering, Project Scoping, and Justification

- ◆ *Initial Scoping and Layout of AIP Eligible Building Space, Equipment Storage Requirements, FAA Justification of Quantity and Size of Snow Removal Equipment,*
- ◆ *Scope and Justification Report*

Subtotal – Preliminary Engineering

Not to Exceed \$16,000

#### Phase 2 – Preparation of Architectural Bridging Documents, Plans, Specifications, Reports

- ◆ *Architectural Bridging Documents* - Engineering Design Services to prepare 15% level design bridging documents with minimum design requirements for the proposed 8-Bay ARFF/Snow Removal Maintenance Facility to set forth the minimum requirements and standards for the design/build contract.
- ◆ *Engineering Support* – Engineering design, oversight, coordination between the Town of Mammoth, Architect Subconsultant Team, and Brandley Engineering. Coordination between the Town Building Department and all design parties to ensure that the Building Department is on board with the minimum design requirements is assumed to be accommodated over Zoom or other virtual meeting platforms. Project site visits are likely unnecessary, but an optional line item for a site visit by all teams has been broken out and included in the total proposed fees under this phase of work.
  - Coordination with Town of Mammoth Lakes on building requirements
  - Construction Safety and Phasing Plan
  - Geotechnical Report & Minimum Requirements
  - Building Scoping – Determination of building footprint, layout, heights, space use etc.
  - Building Foundation and Slab Requirements – Design of minimum design requirements for building foundation and floor slab
  - Building Structural Requirements – Design of minimum design requirements and codes for building structural requirements
  - Building Exterior & Interior Finish Requirements – Design of minimum design requirements/Quality Standards for building exterior and interior finishes

- Building Utilities – Minimum design requirements for building utilities including
  - Building Utility Connections to existing systems including electrical and water
  - Plumbing including sewer with new septic system, connection to existing airport water system & floor drains for snow melt
  - Electrical including exterior floodlighting, interior lighting, and electrical requirements
  - Gas including new propane tank and heating requirements
  - Telephone/Communications
- Fire Code Compliance – Design of minimum design requirements and codes for fire code compliance
- Minimum Quality Standards/Requirements for all building elements
- Mammoth Building Department Preliminary Reviews for Code Compliance and Building Permit Requirements

Phase 2 can be completed within 120 calendar days after receipt of authorization to proceed.

Subtotal – Bridging Document Preparation                      Not to Exceed \$120,000

Phase 3 – Design/Build Bid Package Development - The development of a Design/Build Bid Package will include the following:

- ◆ Coordination with the Town of Mammoth with the use of Local Design/Build Bid Packages and FAA AIP Requirements.
- ◆ Preparation of a complete design/build bid package that is ready to be put out for proposals. Process could include either an RFQ submission by the design/build teams with a cost proposal to follow or a single submission of the design/build team RFQ and cost proposal. Coordination with FAA requirements will determine the structure of the final package.

Phase 3 can be completed concurrently with Phase 2.

Subtotal – Design/Build Bid Package                                      Not to Exceed \$21,000

Phase 4 – Engineering Support During Bidding and Contract Award - The engineering design requirements during bid and award will include the following:

- ◆ Phase 4a – Support During Bidding and Award:
  - Assist Town in printing and distributing the bid package, bridging documents, and minimum design requirement specifications to prospective design/build teams.
  - Participate in a pre-bid meeting for all prospective contractors. (Travel time for pre-bid meeting is included in the separate proposal for the site work design, assumed they will occur the same date).
  - Respond to any questions and comments from prospective teams.
  - Preparation of required addenda.
  - Assist Town in awarding contract including preparation of an Abstract of Proposals and evaluation of Design/Build proposals.

- ◆ Phase 4b – Review of Design/Build Design Team RFQ Submittals
  - Assist Town with review and scoring of RFQ submissions, including Zoom interviews with design teams if necessary.
- ◆ Phase 4c – Review of Design/Build Cost Proposals
  - Assist Town with review of the Design/Build Cost Proposals and evaluation of the combined proposals of the Design RFQ and Cost Proposals to determine the successful Design/Build team and the “guaranteed maximum price”.

Subtotal – Engineering During Bid & Award                      Not to Exceed \$29,000

Assumptions/Exclusions

The following tasks are excluded from this project and, if necessary, can be performed for an additional fee to be negotiated later.

- ◆ Assumes existing electrical and water infrastructure has adequate capacity to accommodate needs of proposed 8-Bay ARFF/Snow Removal Maintenance building. Any required engineering design to upgrade existing infrastructure is excluded.
- ◆ Proposal assumes 8-Bay ARFF/Snow Removal Maintenance building will be bid as a design/build project and a detailed design for bidding is not required.
- ◆ Separate proposal for site work engineering will be performed by Brandley Engineering in coordination with the work under this proposal. These two proposals are only separated due to the different types of procurement required for each portion of the comprehensive project. It is assumed that both will be performed together and coordinated so that the full scope of the project is completed (Building and Site Work together).

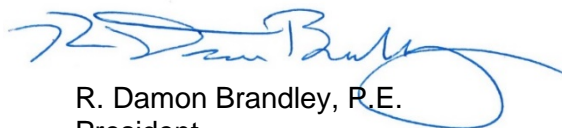
The total contract amount for this work will not exceed \$186,000 without prior approval of the Town. A breakdown of estimated engineering fees is attached as Table No. 1.

It will be necessary that you obtain an IFE and FAA approval for this engineering agreement.

If this proposal is satisfactory, we will prepare a Supplemental Services Agreement to cover these services.

We appreciate the opportunity of presenting this proposal and look forward to working with you on this project.

Very truly yours,



R. Damon Brandley, P.E.  
President

RDB  
Enclosures

**TABLE NO. 1**

**MAMMOTH YOSEMITE AIRPORT  
MAMMOTH LAKES, CALIFORNIA**

**BREAKDOWN OF PROPOSED TASKS AND ENGINEERING FEES**

***8 bay ARFF/Snow Removal Maintenance Facility - Building (Design/Build Process)***

**Phase 1 - Preliminary Engineering, Project Scoping and Justification**

Principal Engineer	50 Hrs @	\$300	15,000.00	
Clerical	12 Hrs @	\$75	<u>900.00</u>	
<i>Total Phase 1 - Preliminary Engineering, Scoping, &amp; Justification</i>			<i>\$ 15,900.00</i>	
				<i>Use \$ 16,000.00</i>

**Phase 2 - Preparation of Architectural Bridging Documents, Plans, Specifications, Reports**

Architectural Subconsultant - Provide 15% Bridging Documents			\$ 75,000.00	
Principal Engineer	60 Hrs @	\$300	18,000.00	
Senior Engineer	40 Hrs @	\$180	7,200.00	
Senior Drafter	20 Hrs @	\$110	2,200.00	
Project Administrator	20 Hrs @	\$100	2,000.00	
Clerical	20 Hrs @	\$75	1,500.00	
Printing, Postage, etc.			1,000.00	
Optional Site Visit of Brandley and Architectural Teams			<u>13,000.00</u>	
<i>Total Phase 2 - Bridging Documents</i>			<i>\$ 119,900.00</i>	
				<i>Use \$ 120,000.00</i>

**TABLE NO. 1 (continued)**

**MAMMOTH YOSEMITE AIRPORT  
MAMMOTH LAKES, CALIFORNIA**

**BREAKDOWN OF PROPOSED TASKS AND ENGINEERING FEES**

***8 bay ARFF/Snow Removal Maintenance Facility - Building (Design/Build Process)***

**Phase 3 - Design/Build Bid Package Development**

Principal Engineer	40 Hrs @	\$300	\$	12,000.00
Project Administrator	60 Hrs @	\$100		6,000.00
Clerical	40 Hrs @	\$75		3,000.00
<i>Total Phase 3 - Bid Package Development</i>				<u>\$ 21,000.00</u>

Use \$ 21,000.00

**Phase 4 - Engineering Support During Bidding and Contract Award**

**Phase 4a - Support During Bidding and Award**

Principal Engineer	8 Hrs @	\$300	\$	2,400.00
Project Administrator	6 Hrs @	\$100		600.00
Architect Subconsultant Support				9,000.00
<i>Total - Phase 4a</i>				<u>\$ 12,000.00</u>

**Phase 4b - Review of Design/Build RFQ Submittals**

Principal Engineer	30 Hrs @	\$300	\$	9,000.00
Project Administrator	10 Hrs @	\$100		1,000.00
<i>Total - Phase 4b</i>				<u>\$ 10,000.00</u>

**Phase 4c - Review of Design/Build Cost Proposals**

Principal Engineer	20 Hrs @	\$300	\$	6,000.00
Project Administrator	8 Hrs @	\$100		800.00
<i>Total - Phase 4c</i>				<u>\$ 6,800.00</u>

*Total Phase 4 - Support During Bidding and Award* 28,800.00

Use 29,000.00

***Total Engineering Phases 1-4 (Building)***

**\$ 186,000.00**