



February 2, 2022

Ms. Sierra Shultz
Deputy Airport Manager
Mammoth Yosemite Airport
1300 Airport Road
Mammoth Lakes, California 93546

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

Dear Sierra:

The Town of Mammoth Lakes proposes to construct a new 8 Bay ARFF/Snow Removal Facility at the Mammoth Yosemite Airport in 2023 and will submit a final application for FAA Airport Improvement Program funding for the architectural/engineering design of 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 architectural/engineering services required for the building portion of this project.

The estimated construction cost of ARFF/snow Removal Facility Building is \$2,900,000. The site work around the building will be constructed under a separate contract. The architectural/engineering scope for the development of the Building bid package has been broken down into four phases:

- Phase 1 – Preliminary Engineering, Project Scoping, and Justification
- Phase 2 – Preparation of Schematic Design/Design Development (SD/DD)
- Phase 3 – Construction Documents (CD)
- Phase 4 – Engineering Support During Bidding and Contract Award

Brandley Engineering is pleased to present our proposal for Phases 1, 2, 3, and 4 at this time. 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 Eligible Snow Removal Equipment,
- ◆ Scope and Justification Report

Subtotal – Preliminary Engineering

Not to Exceed \$16,000

Phase 2 - Preparation of Schematic Design/Design Development (SD/DD)

- ◆ *Brandley Oversight & Coordination, Construction Safety and Phasing Plan* – Preliminary Engineering design, oversight, coordination among the Town of Mammoth, Architect Subconsultant Team, and Engineer.
 - Coordination with Town of Mammoth Lakes on building requirements
 - Coordination with architect subconsultant
 - Development of Construction Safety and Phasing Plan
- ◆ *Preliminary Architectural and Utility Subconsultant Design* – Architectural Design Services to prepare 15% level design documents with minimum design requirements for the proposed 8-Bay ARFF/Snow Removal Facility.
 - Building Scoping – Determination of building footprint, layout, heights, space use etc.
 - Building Exterior & Interior Finish Requirements – Design of minimum design requirements/Quality Standards for building exterior and interior finishes
 - Structural Load Requirements
 - Building Utilities – Preliminary 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 – Preliminary Design of minimum design requirements and codes for fire code compliance
 - Mammoth Building Department Compliance and Building Department Reviews

Subtotal – Preparation of SD/DD

Not to Exceed \$121,000

Phase 3 - Construction Documents (CD) - The development of the Construction Documents will include the following:

- ◆ *Brandley Oversight & Coordination, Assembly of Bid Package, Design of Front End of Specification* – Engineering design, oversight, coordination among the Town of Mammoth, Architect Subconsultant Team, and Engineer.
 - Coordination with Town of Mammoth Lakes on building requirements
 - Geotechnical Report

- Mammoth Building Department Preliminary Reviews for Code Compliance and Building Permit Requirements
- ◆ *Architectural and Utility Subconsultant Design* - Preparation of a complete plans, specifications, engineers report and bid package that is ready to be put out for bids. Architectural Design includes
 - Detailed architectural design including layout, doorways, interior and exterior finishes
 - Building structural design – modeling a typical pre-engineered metal building and designing required reactions. Pre-engineered building manufacturer will submit structural drawings and calculations for approval during the submittal process of future construction phase.
 - Building Foundation and Slab Design
 - Building Utilities – Complete engineering design of all utility systems 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 – Engineering Design of all fire code compliance items including fire sprinkler system
 - Mammoth Building Department Preliminary Reviews for Code Compliance and Building Permit Requirements

Phases 1, 2, & 3 can be completed within 8 months after receipt of authorization to proceed.

Subtotal – Construction Documents Not to Exceed \$189,000

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

- Assist Town in printing and distributing the bid package, construction documents, and minimum design requirement specifications to prospective contractors.
- 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 bids.

Subtotal – Engineering During Bid & Award Not to Exceed \$20,000

The total contract amount for this work will not exceed \$346,000 without prior approval of the Town. A breakdown of estimated engineering fees is attached as Table No. 1.

Assumptions/Exclusions

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

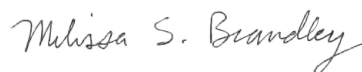
- ◆ Assumes existing electrical and water infrastructure has adequate capacity to accommodate needs of proposed 8-Bay ARFF/Snow Removal Maintenance building. Any required engineering design to upgrade existing infrastructure is excluded.
- ◆ Separate proposal for site work engineering will be performed 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).
- ◆ Assumes the pre-bid meetings for both the Building and Site Work are held concurrently and costs associated with the pre-bid meeting travel are included in the Site Work proposal.

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

If this proposal is satisfactory, we will prepare an amendment to Supplemental Services Agreement # 25 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,



Melissa S. Brandley, P.E.
Secretary/CFO

MSB:aw
Attachments

EXHIBIT A

Brandley Engineering, Inc.

STANDARD SCHEDULE OF HOURLY RATES

Personnel

Principal Engineer	\$300.00/Hour
Senior Engineer.....	\$180.00/Hour
Junior Engineer	\$110.00/Hour
Senior Drafter.....	\$110.00/Hour
Junior Drafter	\$85.00/Hour
Project Administrator	\$100.00/Hour
Clerical	\$75.00/Hour
Resident Engineer.....	\$180.00/Hour
Senior Inspector	\$170.00/Hour
Apprentice – Field Work	\$95.00/Hour

Travel and Equipment Rental

Per Diem	\$280/Day
Vehicle Rental	\$40.00/Day + \$0.58/Mile

Outside Consultants

Services by Outside Consultant.....	Cost + 10%
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TABLE NO. 1

**MAMMOTH YOSEMITE AIRPORT
MAMMOTH LAKES, CALIFORNIA**

BREAKDOWN OF PROPOSED TASKS AND ENGINEERING FEES

Design - 8 bay ARFF/Snow Removal Facility - Building

Phase 1 - Preliminary Engineering, Project Scoping and Justification

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

Phase 2 - Preparation of Architectural Schematic Design/Design Development (SD/DD)

Brandley Oversight & Coordination, Construction Safety and Phasing Plan

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

Architectural & Utility Subconsultant Design

Architectural Subconsultant			\$ 25,500.00
Structural Engineering Subconsultant			\$ 10,000.00
Civil Engineering Subconsultant (Sewer & Water)			\$ 17,900.00
Building Mechanical / Plumbing Subconsultant			\$ 6,000.00
Electrical Engineering Subconsultant			\$ 4,500.00
Fire Sprinkler Subconsultant			\$ 9,500.00
Fire Alarm Subconsultant			\$ 2,500.00

Optional Site Visit of Brandley and Architectural Teams			<u>13,000.00</u>
<i>Total Phase 2 - Bridging Documents</i>			<u>\$ 120,800.00</u>

Use \$ 121,000.00

TABLE NO. 1 (continued)

**MAMMOTH YOSEMITE AIRPORT
MAMMOTH LAKES, CALIFORNIA**

BREAKDOWN OF PROPOSED TASKS AND ENGINEERING FEES

Design - 8 bay ARFF/Snow Removal Facility - Building

Phase 3 - Construction Documents (CD)

Brandley Oversight & Coordination, Assembly of Bid Package, Design of Front End of Specifications

Principal Engineer	60 Hrs @	\$300	\$	18,000.00
Project Administrator	60 Hrs @	\$100		6,000.00
Clerical	40 Hrs @	\$75		3,000.00

Architectural and Utility Subconsultant Design

Architectural Subconsultant				\$54,500.00
Structural Engineering Subconsultant				\$9,500.00
Civil Engineering Subconsultant (Sewer & Water)				\$23,100.00
Building Mechanical / Plumbing Subconsultant				\$10,000.00
Electrical Engineering Subconsultant				\$27,500.00
Fire Sprinkler Subconsultant				\$31,000.00
Fire Alarm Subconsultant				<u>\$6,000.00</u>

Total Phase 3 - Bid Package Development \$ 188,600.00

Use \$ 189,000.00

Phase 4 - Engineering Support During Bidding and Contract Award

Principal Engineer	16 Hrs @	\$300	\$	4,800.00
Project Administrator	14 Hrs @	\$100		1,400.00
Subconsultant Support				<u>13,800.00</u>

Total Phase 4 - Support During Bidding and Award 20,000.00

Use 20,000.00

Total Engineering Phases 1-4 (Building) **\$ 346,000.00**