City of Oak Harbor
City Council Agenda Bill

Bill No. 6.
Date: October 16, 2012
Subject: Agreement with Carollo Engineers
Contract Amendment No. 5

FROM: **Cathy Rosen, Public Works Director**

INITIALED AS APPROVED FOR SUBMITTAL TO THE COUNCIL BY:
Scott Dudley, Mayor
Larry Cort, Interim City Administrator
Doug Merriman, Finance Director
Grant Weed, Interim City Attorney, as to form

PURPOSE
This Agenda Bill requests the approval of Amendment No. 5 to the Agreement with Carollo Engineers for the preparation of a facilities plan necessary for the development of a new wastewater treatment facility for the City of Oak Harbor. The development of a new wastewater facility is identified as a necessary improvement in the City of Oak Harbor Wastewater Comprehensive System Plan and is needed due to the age and condition of the existing plants.

AUTHORITY
The authority to enter into agreements for improvements or use of real property is granted to the City of Oak Harbor under RCW 35A.11.020.

FISCAL IMPACT DESCRIPTION

Funds Required: $149,700

Appropriation Source: Wastewater Fund

SUMMARY STATEMENT
The City Council approved an agreement with Carollo Engineers for the development of a facilities plan for a new wastewater treatment plant on August 4, 2010. With Carollo's assistance, the City and its citizens engaged in a two year long process to evaluate potential sites and technologies for a new wastewater treatment plant, and on August 14, 2012, the City Council selected the Windjammer Vicinity as the site for a new MBR wastewater treatment plant.

The Windjammer Vicinity is more than 52 acres in area and additional site investigation is needed to assist the City in determining the best locations within this area to construct the wastewater treatment plant. It has been suggested that, as part of our site investigation, we also obtain information on some vacant property near Windjammer Park. Field exploration required to determine the best site within the Windjammer Vicinity is more detailed and site specific than the planning tasks included in the original scope of work with Carollo, therefore an amendment to Carollo's contract is warranted.

The information collected as a result of the proposed Contract Amendment No. 5 will provide the City with surface, subsurface and environmental information to help the City quantify risks prior to moving forward with purchasing property for the new wastewater treatment plant.

The scope of Contract Amendment No. 5 includes:

Task 100 Project Management
The scope of the project management task is being increased by the proposed contract amendment to include project management activities associated with the additional site investigation. In addition, the overall schedule will extend approximately four months beyond the anticipated duration of the authorized contract. The proposed Contract Amendment No. 5 will increase the amount of the project management task by $8,997 to reflect the additional scope and extended contract duration.

Task 1000 Topographical Survey
The survey will be broken out into 2 phases. An initial preliminary phase will collect preliminary information about the entire Windjammer Vicinity which will assist the City in selecting the final location for the wastewater treatment plant. The cost for this work will be billed at cost plus a 5% markup for subcontractors and will not exceed $25,000.

The second phase of the topographical survey will be completed upon authorization of the City once the final location for the treatment plant has been identified. This work will collect detailed topographic information of the selected site which will be adequate for preliminary design (30%) of the treatment plant. Costs for this second phase will be negotiated once a final site is selected, and will not exceed $37,700.

Task 1100 Geotechnical Exploration
This task will include geotechnical information sufficient to assist the City in selecting the final location for the wastewater treatment plant and for completion of preliminary (30%) design detail. Specific work includes:

- a review of existing information including geologic maps and previous geotechnical reports in the project vicinity;
- drilling of 10 geotechnical borings to evaluate subsurface conditions;
- an analysis and evaluation of pertinent physical and engineering characteristics of the foundation and subgrade soils;
- identification of seismic design considerations;
- development of recommendations for foundation design for the proposed structures;
- identification of lateral soil pressures and lateral resistance parameters for subsurface elements;
- development of recommendations for slab-on-grade support;
- development of recommendations for pavement subgrade support and design of pavement sections;
- development of drainage and dewatering considerations based on the groundwater conditions encountered or expected;

- development of recommendation for earthwork including stripping depth, site preparation, use of on-site soils for structural fill, imported soils and compaction criteria;
- development of recommendations regarding temporary slopes and shoring for below-grade walls;
- archeological support during the geotechnical exploration of the site including:
  - assistance in developing the Area of Potential Effect (APE);
  - background research on the project and study area;
  - on-site monitoring and examination of the geotechnical samples collected during field exploration;
- attendance at up to two meetings with the City to discuss the results of explorations and preliminary recommendations.

The cost for this work will be billed at cost plus a 5% markup for subcontractors, and is estimated at $40,130. In addition to this amount, the proposed Contract Amendment No. 5 also includes a contingency amount of up to $15,225 (covering 2 additional days of drilling and/or test pit excavation) which would only be used upon authorization by the City for additional geotechnical work if it is deemed necessary by the City and Carollo.

Task 1200 Phase I ESA
This purpose of this task is to conduct a Phase I Environmental Site Assessment (ESA) to identify the recognized environmental condition (RECs) associated with the selected location in preparation for a future property acquisition. Specific tasks include:

- a review of existing records and databases;
- interviews (as necessary) with individuals who may have information regarding past and present uses of the property;
- a visual reconnaissance of the selected site and adjacent properties to identify visible evidence of RECs;
- observation of soil and groundwater conditions during geotechnical borings for potential contamination;
- preparation of a report summarizing the results of the Phase I ESA results and identified RECs along with recommendations regarding the potential for contamination by hazardous substances at the subject property and the significance of any data gaps identified.

The budget for this task is $13,454. Work will be authorized by the City once a final site has been selected.

Task 1300 Additional Site Technical/Cost Analysis
Carollo has included this task for the possible consideration of a property which is adjacent to the Windjammer Vicinity but was not included on the list of locations considered during the "Charette" discussion. Recently, City staff was approached by the owner of this property who has suggested that the City consider the property as a location for the wastewater treatment plant.

If it is determined that it is in the City's best interest to consider this property, we will conduct public outreach to the local neighborhood prior to starting any field investigation of the site. Carollo's scope of work for this task will provide technical and cost analysis which can be used by the City to determine if the site is feasible as a location for the wastewater treatment plant and whether conducting a full triple bottom line plus technical (TBL+) analysis and public vetting process that was used to identify the Windjammer Vicinity as the proposed site for the new WWTP has value. Specific tasks included in this scope of work are:

- Evaluate site-specific layout differences associated with potentially locating a WWTP on the new site, including wastewater/treated effluent conveyance; geotechnical and groundwater issues identified through Task 1100; and other relevant technical considerations.
- Develop an opinion of probable construction cost for a WWTP located on the new site, and develop a comparative analysis showing how costs may be different for this facility.
- Summarize differences into a brief project memorandum. Develop presentation slides illustrating differences and present information to City staff and Council.

The cost for this task is $9,170.

The table below summarizes the costs for Amendment No. 5:

	Initial Authorization	Requires Written Authorization	Total Amendment No. 5 Budget
Task 100	$8,997	$0	**$8,997**
Task 1000	$25,000	$37,720	**$62,720**
Task 1100	$40,134	$15,225	**$55,359**
Task 1200	$0	$13,454	**$13,454**
Task 1300	$9,170	$0	**$9,170**
TOTAL	**$83,301**	**$66,399**	**$149,700**

Contract amount:
If all of the tasks included in Amendment No. 5 are completed, the total authorized amount of the contract with Carollo Engineers will be $1,239,261.

Justification:
The work proposed under Contract Amendment No. 5 is necessary to assist the City in identifying the final location of the new wastewater treatment plant and to collect site-specific information necessary for preliminary (30%) design.

It is recommended that the City Council authorize the Mayor to sign Contract Amendment No. 5 with Carollo Engineers with a not to exceed limit of $149,700.

STANDING COMMITTEE REPORT
This item was discussed at the October 4, 2012 Public Works Standing Committee meeting and at the October 9, 2012 Government Services Standing Committee meeting.

RECOMMENDED ACTION

A Council motion authorizing the Mayor to sign Contract Amendment No. 5 with Carollo Engineers for additional site investigation related to a new wastewater treatment plant.

ATTACHMENTS

Scope of Work

Consultant Agreement Amendment Number 5	Organization and Address City of Oak Harbor 865 SE Barrington Drive Oak Harbor, WA 98239 Phone: 360-279-4522	
Original Agreement Title: Engineering Services for City of Oak Harbor Wastewater Treatment Plant Preliminary Engineering and Facilities Plan		
Project Number: 8549A.00	Execution Date 9/16/10	Completion Date (Prior) December 2012
Project Title: Preliminary Engineering and Facilities Plan	New Maximum Amount Payable $1,239,261	
Description of Work: This phase of the work includes further characterization of the selected site and surrounding properties to allow for final site selection and preliminary design (30%).		

The City of Oak Harbor
desires to supplement the agreement entered into with Carollo Engineers
executed on 9/16/10 and identified as: Preliminary Engineering and Facilities Plan

All provisions in the basic agreement remain in effect except as expressly modified by this supplement

The changes to the agreement are described as follows:

SCOPE OF WORK is hereby amended to add the following:
Please see the attached scope of work.

SCOPE OF WORK is hereby changed and supplemented with the following:

PROJECT COMPLETION DATE AMENDED TO: April 2014

TIME OF COMPLETION – SCOPE OF SERVICES:

PAYMENT shall be amended as follows:

If all tasks in Amendment 5 are completed, the maximum payable amount of $1,089,561 will be increased by $149,700 to $1,239,261. Up to $88,301 is authorized initially. An additional $66,399 may be authorized in writing by the City.

Payment shall be made in accordance with the terms and conditions described in the original contract.

If you concur with this amendment and agree to the changes as stated above, please sign in the appropriate spaces and return to this office for final action.

By: _____

Consultant Signature

By: _____

Approving Authority Signature

Date

EXHIBIT B - SCOPE OF SERVICES
AMENDMENT NO. 5 – September 28, 2012

ENGINEERING SERVICES FOR CITY OF OAK HARBOR
WASTEWATER TREATMENT PLANT
PRELIMINARY ENGINEERING AND FACILITIES PLAN

AMENDMENT 5 PURPOSE

The Windjammer Vicinity has been selected as the proposed site for a new wastewater treatment plant (WWTP) for the City of Oak Harbor (City). Additional site investigation is required before the City can acquire property and initiate design. Information collected as a result of this amendment will provide the City with surface, subsurface, and environmental information to help quantify risks prior to moving forward. Also, a new site near the Windjammer Vicinity is under consideration. Amendment 5 provides scope for necessary additional tasks including preliminary topographical and boundary surveys; geotechnical exploration; and technical/cost analysis of the new site. This amendment also includes a Phase 1 Environmental Site Assessment (ESA) and more detailed topographical/boundary surveys, to be conducted once the final site for the new WWTP has been selected.

SCOPE OF SERVICES

TASK 100 – PROJECT MANAGEMENT

The scope for Task 100 is increased to include project management activities support services outlined in this amendment, and to extend activities four (4) months beyond the anticipated duration of the authorized contract.

The existing Task 100 contract limit has been increased by $8,997 to reflect the additional scope and extended contract duration.

TASK 200 – PRELIMINARY ALTERNATIVES DEVELOPMENT AND SCREENING

No change to Task 200 Scope and Contract Limit.

TASK 300 – FINAL ALTERNATIVES DEVELOPMENT AND SCREENING

No changes to Task 300 Scope and Contract Limit.

TASK 400 – OUTFALL EVALUATION

No changes to Task 400 Scope and Contract Limit.

TASK 500 – REUSE OPPORTUNITIES

No changes to Task 500 Scope and Contract Limit.

TASK 600 – FACILITIES PLAN

No changes to Task 600 Scope and Contract Limit.

TASK 700 – ENVIRONMENTAL REVIEW AND DOCUMENTATION

No changes to Task 700 Scope and Contract Limit.

TASK 800 – PUBLIC PROCESS SUPPORT

No changes to Task 800 Scope and Contract Limit.

TASK 900 – MANAGEMENT RESERVE

No changes to Task 900 Scope and Contract Limit.

TASK 1000 – SITE SURVEY AND MAPPING

The purpose of Task 1000 is to provide site survey and mapping data for the Windjammer Vicinity site. This task will be completed in two phases. During the initial phase, preliminary survey and mapping will be completed on approximately 58 acres as shown in Attachment 1 and generally described as: Island County Parcels S6565-00-00B02-0, S6565-00-00B18-0, S6565-00-00B34-2, S6565-00-00B05-2, S6565-00-00B13-1, S6565-00-00B17-0, S6565-00-00B06-0, S6565-00-00B20-0, S6565-00-00B21-0, S6565-00-00B14-0, S6565-00-00B09-0, S6565-00-00B22-0, R13202-106-0750; related adjacent parcels owned by the City of Oak Harbor; baseball fields; a lot north of existing Bayshore Drive; and a lot near the Windjammer Vicinity. Once a final site has been selected, a second phase will be completed to collect detailed topographical information on this site.

Subtask 1010 – Phase 1 Preliminary Survey

Survey activities will include:

- Establish legal property lines for all parcels included within the site outlined in Attachment 1:
  - Field locate and tie all existing property boundary corners.
  - Research property ownership records and identify any boundary encroachments, discrepancies, or easements that could affect acquisition of properties within the site, and delineate encroachments on boundary lines.
- Establish horizontal control:
  - Locate existing City of Oak Harbor control points.
  - Establish new horizontal control points as needed. Reference horizontal datum plan coordinates to Washington State Plan Coordinates (NAD 83/98). Mark new control with permanent brass cap monuments with labels as specified by the City.
- Establish vertical control:
  - Locate existing City of Oak Harbor control points.
  - Establish elevations on new horizontal control points. Reference vertical datum to NAVD-88.
- Provide a preliminary topographical survey of the site, including:
  - Attend a site walk through prior to starting field work.
  - Shoot up to 20 spot elevations at locations selected during the site walkthrough.
  - Coordinate with utility locating service to identify and paint on site all underground utilities. Delineate underground utilities as marked by a locating service.
  - Coordinate with geotechnical work on the site, and identify locations of borings marked by geotechnical subconsultant.

- Provide mapping of site based on AutoCAD 2009 (Version 9), with a scaled aerial photo overlay. Show contour lines based on existing LIDAR data.
- Provide final electronic files of survey points and descriptors.

Subtask 1020 – Phase 2 Detailed Survey

Survey activities will include:

- Establish legal property lines for up to three parcels included within the site outlined in Attachment 1 to be determined at a later date:
  - If corners are missing set new corners.
  - File Record of Survey in accordance with Washington State Survey Recording Act.
- Provide a topographical survey of a site to be determined (up to 10 acres in area), including:
  - Attend a site walk through prior to starting field work.
  - Spot elevations and cross sections as needed to generate accurate contours at one (1) foot delineation.
  - Delineate major physical features of the site including but not limited to edges of pavement, curb lines, sidewalks, building corners, top/bottom of ditches, trees, signs, etc.
  - Coordinate with utility locating service to identify and paint on site all underground utilities. Delineate underground utilities as marked by a locating service.
  - Provide mapping of site based on AutoCAD 2009 (Version 9) showing topographical detail, spot elevations, and one (1) foot contour lines.
  - Provide final electronic files of survey points and descriptors.

Task 1000 Assumptions:

1. Field work does not include potholing for utilities.
2. Title reports and survey recording fees will be provided by the City.
3. Field survey will include as much of the site as can be surveyed at low tide. Soundings of Oak Harbor Bay are not included.
4. Survey deliverables will be stamped and signed by a Professional Surveyor licensed by the State of Washington.

Task 1000 Deliverables:

1. New survey control field monuments as defined above.
2. Original topographic survey map (24" by 36") and electronic files, as defined above for Phase 1 and Phase 2 surveys.
3. Record of Survey filed with auditor and electronic files.

Task 1000 is a new task with a budget of $62,720. Subtask 1010 is authorized with a budget of $25,000. Subtask 1020 may be authorized by the City at a later date, with a budget of up to $37,720.

TASK 1100 – GEOTECHNICAL EXPLORATION

The purpose of Task 1100 is to determine soil and groundwater conditions at the site at a level of detail that is sufficient enough to provide geotechnical engineering recommendations for preliminary design. As defined below, the scope of services for Task 1100 includes:

Subtask 1110 – Geotechnical Exploration

Complete the following services to provide geotechnical information sufficient for preliminary (approximately 30 percent) level of design detail:

- Review existing information including geologic maps and previous geotechnical reports in the project vicinity. Conduct an initial site visit to evaluate surface conditions and coordinate with the design team to develop a suitable exploration program.

- Locate borings in the field and call the state "dial-before-you-dig" contractor number to clear utility locations prior to the explorations, and/or coordinate a private utility locating service to ensure buried utilities are identified prior to digging.

- Drill ten (10) geotechnical borings located around the site as determined by the City and ENGINEER to evaluate subsurface conditions:
  - Provide a licensed geotechnical engineer or engineering geologist on a full-time basis during field exploration to obtain samples of the various soils encountered, classify the materials, and maintain a detailed log of the exploration.
  - Seal and return collected soil samples to a laboratory for additional examination and laboratory testing, as required.
  - Install a 2-inch diameter open standpipe piezometer (monitoring well) inside of two (2) of the boreholes for groundwater monitoring.

- Conduct analysis and evaluation of pertinent physical and engineering characteristics of the foundation and subgrade soils based on laboratory tests performed on samples obtained from the explorations. Laboratory testing will include determination of soil moisture content, Atterberg limits, and grain size distribution as applicable to the soils encountered.

- Provide seismic design considerations based on the 2009 or 2012 International Building Code (IBC).

- Develop recommendations for foundation design for the proposed structures. Include discussion of ground improvement techniques and/or pile support of structures as appropriate depending on soil conditions encountered, foundation loads and settlement tolerances of the proposed structures.

- Provide lateral soil pressures and lateral resistance parameters for subsurface elements.

- Provide recommendations for slab-on-grade support.

- Provide recommendations for pavement subgrade support and design sections for parking and driveway areas.

- Provide drainage considerations based on the groundwater conditions encountered or expected and provide dewatering considerations.

- Provide recommendations for earthwork including stripping depth, site preparation, use of on-site soils for structural fill, imported soils and compaction criteria for foundation support.

- Provide conclusions regarding temporary slopes to construct below-grade walls and temporary shoring recommendations, if required.

- Attend up to two (2) meetings in Oak Harbor to discuss results of explorations and preliminary recommendations.

Subtask 1120 Additional Exploration As Authorized

Subtask 1120 provides budget for additional site exploration as deemed necessary and authorized by the City and ENGINEER. Budget is provided for two additional days of drilling and one day of test pits with a subcontracted drill rig and excavator.

Subtask 1130 Archaeological Support

Section 106 of the National Historic Preservation Act (NHPA), SEPA and Executive Order 05-05 requires agencies to consider the effects of their actions on historic properties and to consult with others in carrying out historic preservation activities. Washington State also has a series of RCWs and the Associated WACs that regulate work in and around a range of cultural resources including human remains. The purpose of Subtask 1130 is to provide archaeological support during the geotechnical exploration of the site, in accordance with these regulations, including:

- Assist in developing the Area of Potential Effect (APE).

- Conduct background research on project and study area.

- Provide on-site monitoring and examination of geotechnical samples collected during field exploration.

Task 1100 Assumptions:

1. No special permits are required to complete the scope outlined herein.

2. City will coordinate with existing property owners and provide written permission to access site prior to authorizing work.

3. The site consists of multiple properties including: a car sales and maintenance facility; part of the existing Windjammer Park; and several parking lots. City and ENGINEER will coordinate with Geotechnical Engineer in selecting locations for field exploration during a site visit.

4. Drill cuttings will be disposed on site. Concrete surfacing will be cored in advance of the borings with a concrete corer.

5. Geotechnical Engineer's site visit will serve as the reconnaissance for the Phase I ESA (Task 1200).

6. The cost of filed exploration depends on the number of days of drilling. The budget for Task 1100 assumes two (2) days of drilling. The program may be adjusted within these

two days to complete a number and depth of borings to allow for reasonable characterization of the site.

7. The cost of filed exploration depends on the total depth of drilling. The budget for Task 1100 assumes: one (1) boring of approximately 50 feet below ground surface (bgs); two (2) borings to approximately 20 feet bgs; seven borings of approximately 20 to 30 feet bgs. Additional exploration budget may be used as authorized by City and ENGINEER, if required by field conditions.
8. Piezometers installed during field exploration may be used for future pump or slug testing. These tests are not included in this scope.

Subtask 1130 scope specifically does not include

- A phase one field investigation that includes subsurface testing in the project area;
- Costs associated with completing Historic Property Inventory Forms (HPIFs) for any buildings older than 50 years;
- Costs associated with developing additional plans, protocols, or permits should they be required for this project;
- Costs associated with encountering human remains or other archaeological findings that may be encountered during the field testing.

Task 1100 Deliverables:

1. Draft and Final Preliminary Geotechnical Report (electronic .PDF version) summarizing field work and including conclusions and recommendations for preliminary design.
2. Exploration logs, a site plan, cross sections of the subsurface profile and any supporting test data.
3. A brief project memorandum describing archaeological conditions encountered at the site in compliance with Section 106 of the NHPA.

Task 1100 is a new task with a budget of $55,359. Subtasks 1110 and 1130 are authorized with a budget of $40,134. Subtask 1120 may be authorized by the City at a later date, with a budget of up to $15,225.

TASK 1200 – PHASE 1 ESA

The purpose of Task 1200 is to conduct a Phase 1 Environmental Site Assessment (ESA) to identify the recognized environmental condition (REC) associated with the site in preparation for a future property acquisition. The Phase 1 ESA will be conducted in general accordance with ASTM International (ASTM) Standard E 1527-05 for Phase I ESAs and the U.S. Environmental Protection Agency's (EPA's) Federal Standard 40 CFR Part 312 "Standards and Practices for All Appropriate Inquiries (AAI)."

Complete the services described below by, or under the direction of, an environmental professional as described in 40 CFR Part 312:

- Review readily available geotechnical reports, environmental reports and/or other relevant documents pertaining to environmental conditions at the subject property.
- Review the results of a federal, state, and local environmental database search provided by an outside environmental data service (EDR) for listings of properties with known or suspected environmental concerns on or near the subject property within the search distances specified by ASTM. The database and file review search will include a check for and review of publications or reports on EPA and Washington State Department of Ecology (Ecology) and other state agency websites concerning area-wide soil and groundwater contamination on or adjacent to the subject property. The EDR report will include a search for environmental liens for each parcel comprising the subject property.
- Review regulatory agency files regarding listed properties of potential environmental concern relative to the subject property.
- Identify a key site manager with specific knowledge of past and present property use and request that the key site manager meet on site for an interview during the visual site reconnaissance and/or an interview by telephone if he or she is not available during the site reconnaissance. Identify and interview others familiar with the use and history of the subject property, as available and appropriate, including representatives of current occupants that likely use, store, treat, handle or dispose of hazardous substances now or in the past.
- Interview current owners or occupants of neighboring properties only as necessary to gather information or fill site property use data gaps regarding the subject property or if the subject property is abandoned and no owner or occupant interviews can be conducted.
- Interview past owners and occupants of the subject property as necessary to gather information or fill property use data gaps regarding property use history.
- Interview a representative of the local fire department, health department, police department, planning department, and/or Ecology as necessary to gather information or fill data gaps regarding the history of the subject property and surrounding properties relative to the likely presence of hazardous substances.
- Review historical aerial photographs, fire insurance maps, building department records, city directories, chain-of-title reports, and land use and tax assessor records, as available and appropriate, to identify past development history on and adjacent to the subject property relative to the possible use, generation, storage, release or disposal of hazardous substances. Attempt to identify uses of the subject property from the present back to the time that records show no apparent structures on the property, back to the time that the property was first used for residential, agricultural, commercial, industrial or governmental purposes, or back to 1940, whichever is earliest.
- Review current United States Geological Survey (USGS) topographic maps to identify the physiographic setting of the subject property and provide a statement on the local geologic, soil and groundwater conditions based on our general experience and sources such as geologic maps and soil surveys.

- Conduct a visual reconnaissance of the subject property and adjacent properties to identify visible evidence of RECs.
- Identify the source(s) of potable water for the subject property and current heating and sewage disposal system(s) used at the subject property, if any, and their age if readily available.
- Identify data gaps relative to the Phase I ESA study findings.
- Provide a report with a summary of the Phase I ESA results and identified RECs along with a recommendations regarding the potential for contamination by hazardous substances at the subject property and the significance of any data gaps identified.
- Observe the soil and groundwater conditions for potential contamination during completion of the borings.

Task 1200 Assumptions:

1. The City will complete a brief questionnaire in support of Task 1200 work.
2. The City will provide the names and phone numbers of key individuals with knowledge of the use history of the subject property.
3. If available, the City to provide copies of the following:
   - Any past ESA and/or audit reports;
   - Environmental permits;
   - Registrations for underground and aboveground storage tanks;
   - Material data safety sheets for hazardous substances used or stored on the subject property (if any);
   - Community right-to-know plans pertaining to the subject property; 6) safety plans pertaining to on-site facilities;
   - Reports regarding geotechnical and/or hydrogeologic conditions;
   - Notices of environmental violations and/or environmental liens or property use restrictions;
   - Specialized knowledge or experience and commonly known information of which you are aware regarding the subject property and related environmental conditions; and
   - Explanation for any significant difference between purchase price and market value, if the subject property is not known to be contaminated.
4. Recognized Environmental Conditions (REC) are defined in ASTM E 1527-05 as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

5. The following are specifically not included in Task 1200:
   - Soil, surface water or groundwater sampling and chemical analysis;
   - An environmental compliance audit or an evaluation for the presence of lead-based paint, toxic mold, polychlorinated biphenyls (PCBs) in light ballasts, radon, lead in drinking water, asbestos-containing building materials or urea-formaldehyde insulation in on-site structures or debris or other potentially hazardous building materials;
   - An assessment of vapor intrusion into structures on the property per ASTM Standard E 2600-08.

Task 1200 Deliverables:

1. Phase 1 ESA summary report.

Task 1200 is a new task with a budget of $13,454. Written authorization from the City is required prior to completing this task.

TASK 1300 – ADDITIONAL SITE TECHNICAL/COST ANALYSIS

The purpose of Task 1300 is to conduct additional technical and cost analysis for a potential new site near the Windjammer Vicinity. Technical and cost information developed under Task 1300 will be used to determine the benefits of conducting a full triple bottom line plus technical (TBL+) analysis of the site, according to the criteria and process used to identify the Windjammer Vicinity as the proposed site for a new WWTP. Services for Task 1300 include:

- Evaluate site-specific layout differences associated with potentially locating a WWTP on property near the Windjammer Vicinity. Include wastewater/treated effluent conveyance; geotechnical and groundwater issues identified through Task 1100; and other relevant technical considerations.
- Develop an opinion of probable construction cost for a WWTP located property near the Windjammer Vicinity. Develop a comparative analysis showing how costs may be different for a facility located on this site (versus a facility located on the site proposed through the charrette process).
- Summarize differences into a brief project memorandum. Develop presentation slides illustrating differences in cost and layout. Present information to City Staff and City Council.

Task 1300 Assumptions: None.

Task 1300 Deliverables:

1. Cost/Technical Project Memorandum.
2. City Council presentation slides and information.

Task 1300 is a new task with a budget of $9,170.

EXHIBIT D-3

City of Oak Harbor
Wastewater Treatment Plant Preliminary Design and Facilities Plan
October 4, 2012
Changes from Previous Budget (Through Amendment No. 4)

WORK TASKS	Carollo	Subconsultants														Total Cost
		BHC	ESA Adolfson	Triangle Associates	Enviroissues	Michael Willis Architects	Cosmo. Engineering Group	Geo-Engineers	Bruce Dees and Associates	ERCI (Archaeologist)	KBA	Paragon Research	Certified Land Services	Hansen (Surveyor)	Bel Grass Survey	
Hourly Billing Rate																
TASK 100 - PROJECT MANAGEMENT	$0,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0,000
TASK 200 - PRELIMINARY ALTERNATIVES DEVELOPMENT AND SCREENING	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TASK 300 - FINAL ALTERNATIVES DEVELOPMENT AND SCREENING	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TASK 400 - OUTFALL EVALUATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TASK 500 - REUSE OPPORTUNITIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TASK 600 - FACILITIES PLAN	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TASK 700 - ENVIRONMENTAL REVIEW AND DOCUMENTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TASK 800 - PUBLIC PROCESS SUPPORT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TASK 900 - MANAGEMENT RESERVE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TASK 1000 - SITE SURVEY AND MAPPING	$0,017	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$54,000	$0	$00,017
TASK 1100 - GEOTECHNICAL EXPLORATION	$0,400	$0	$0	$0	$0	$0	$0	$40,030	$0	$3,013	$0	$0	$0	$0	$0	$03,013
Subtask 1110 - Geotechnical Exploration	$0,400	0	0	0	0	0	0	20,430	0	0	0	0	0	0	0	34000
Subtask 1120 - Additional Investigation As Authorized	0	0	0	0	0	0	0	14,900	0	0	0	0	0	0	0	14900
Subtask 1130 - Archaeologist Support	0	0	0	0	0	0	0	0	0	3,513	0	0	0	0	0	3513
TASK 1200 - PHASE 1 ESA	$3,705	$0	$0,000	$0	$0	$0	$0	$4,800	$0	$0	$0	$0	$0	$0	$0	$13,305
TASK 1300 - ADDITIONAL SITE TECHNICAL/COST ANALYSIS	$0,170	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0,170
SUBTOTAL COST	$00,360	$0	$0,000	$0	$0	$0	$0	$40,430	$0	$3,013	$0	$0	$0	$54,000	$0	$127,803
SUBCONSULTANT MARKUP 10% for all subconsultants except BHC			$300					$2,277		$170				$2,700	$0	$5,507
TOTAL COST	$00,360	$0	$0,300	$0	$0	$0	$0	$47,707	$0	$3,183	$0	$0	$0	$56,700	$0	$133,310

Cost Summary (Project Total Through Amendment No. 5)

WORK TASKS	Carollo	Subconsultants														Total Cost
		BHC	ESA Adolfson	Triangle Associates	Enviroissues	Michael Willis Architects	Cosmo. Engineering Group	Geo-Engineers	Bruce Dees and Associates	ERCI (Archaeologist)	KBA	Paragon Research	Certified Land Services	Hansen (Surveyor)	Bel Grass Survey	
TASK 100 - PROJECT MANAGEMENT	$00,400	$10,534	$3,394	$6,000	$1,394	$4,002	$3,733	$000	$530	$0	$2,100	$1,072	$931	$0	$0	$00,004
TASK 200 - PRELIMINARY ALTERNATIVES DEVELOPMENT AND SCREENING	$127,107	$124,711	$0,000	$4,300	$0	$10,141	$0	$7,243	$0	$0	$2,000	$1,000	$4,231	$0	$0	$377,300
TASK 300 - FINAL ALTERNATIVES DEVELOPMENT AND SCREENING	$03,007	$41,500	$0	$1,433	$0	$0,409	$0	$0	$4,430	$0	$0	$0	$0	$0	$0	$119,449
TASK 400 - OUTFALL EVALUATION	$7,140	$0	$0	$0	$0	$0	$94,358	$0	$0	$0	$0	$0	$0	$0	$0	$101,497
TASK 500 - REUSE OPPORTUNITIES	$13,044	$7,300	$3,723	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,474
TASK 600 - FACILITIES PLAN	$64,018	$42,110	$0	$0	$0	$30,302	$0	$0	$0	$0	$13,040	$0	$0	$0	$0	$183,150
TASK 700 - ENVIRONMENTAL REVIEW AND DOCUMENTATION	$0,320	$0	$34,570	$0	$0	$0	$0	$0	$0	$0	$0	$0,100	$0	$0	$0,420	$77,410
TASK 800 - PUBLIC PROCESS SUPPORT	$03,779	$10,274	$0	$40,304	$40,000	$13,103	$0	$0	$0	$0	$3,300	$0	$0	$0	$0	$220,000
TASK 900 - MANAGEMENT RESERVE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0,000
TASK 1000 - SITE SURVEY AND MAPPING	$0,017	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$54,000	$0	$00,017
TASK 1100 - GEOTECHNICAL EXPLORATION	$0,400	$0	$0	$0	$0	$0	$0	$40,030	$0	$3,013	$0	$0	$0	$0	$0	$03,013
TASK 1200 - PHASE 1 ESA	$3,705	$0	$0,000	$0	$0	$0	$0	$4,800	$0	$0	$0	$0	$0	$0	$0	$13,305
TASK 1300 - ADDITIONAL SITE TECHNICAL/COST ANALYSIS	$0,170	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0,170
SUBTOTAL COST	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$1,[illegible]
SUBCONSULTANT MARKUP 10% for all subconsultants except BHC	$0	$0	$3,006	$2,070	$1,414	$3,704	$4,674	$3,030	$347	$170	$1,210	$478	$423	$2,700	$471	$[illegible]
TOTAL COST	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$[illegible]	$1,[illegible]