



**PROFESSIONAL SERVICES AGREEMENT
DESIGN SERVICES
FORENSIC SERVICES FACILITY
Project No. PD2301.201
Council Date: April 24, 2025**

THIS AGREEMENT ("Agreement") is made and entered into on the ____ day of _____, 2025 ("Effective Date"), by and between City of Chandler, an Arizona municipal corporation, ("City"), and SmithGroup, Inc., a Michigan Corporation, ("Consultant") (City and Consultant may individually be referred to as "Party" and collectively referred to as "Parties").

RECITALS

A. City proposes to engage Consultant to provide design services for Forensic Services Facility project ("Project") as more fully described in Exhibit "A" ("Services"), which is attached to and made a part of this Agreement by this reference.

B. Consultant is ready, willing, and able to provide the services described in **Exhibit "A"** for the compensation and fees set forth and as described in **Exhibit "B"**, which is attached to and made a part of this Agreement by this reference.

C. City desires to enter into an Agreement with Consultant to provide these services under the terms and conditions set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and the mutual promises contained in this Agreement, City and Consultant agree as follows:

SECTION I--CONSULTANT'S SERVICES

Consultant must perform the services described in **Exhibit "A"** to City's satisfaction within the terms and conditions of this Agreement and within the care and skill that a person who provides similar services in Chandler, Arizona exercises under similar conditions. All work or services furnished by Consultant under this Agreement must be performed in a skilled and workmanlike manner. All fixtures, furnishings, and equipment furnished by Consultant as part of the work or services under this Agreement must be new, or the latest model, and of the most suitable grade and quality for the intended purpose of the work or service.

SECTION II--PERIOD OF SERVICE

Consultant must perform the services described in **Exhibit "A"** for the term of this Agreement. Unless amended in writing by the Parties, the Agreement term expires 1,280 calendar days after the Notice to Proceed (NTP) Date.

SECTION III--PAYMENT OF COMPENSATION AND FEES

Unless amended in writing by the Parties, Consultant's compensation and fees as more fully described in **Exhibit "B"** for performance of the services approved and accepted by City under this Agreement must not exceed \$4,419,797.25 for the full term of the Agreement. Consultant may not increase any compensation or fees under this Agreement without the City's prior written consent. Consultant must submit monthly requests for payment of services approved and accepted during the previous billing period and must include, as applicable, detailed invoices and receipts, a narrative description of the tasks accomplished during the billing period, a list of any deliverables submitted, and any subconsultant's or supplier's actual requests for payment plus similar narrative and listing of their work. Consultant must submit an Application and Certification for Payment Sheet with the monthly request for payment to: CapitalProjects.Payables@chandleraz.gov. Payment for those services negotiated as a lump sum will be made in accordance with the percentage of the work completed during the preceding billing period. Services negotiated as a not-to-exceed fee will be paid in accordance with the work effort expended on the service during the preceding month. All requests for payment must be submitted to City for review and approval. City will make payment for approved and accepted services within 30 calendar days of City's receipt of the request for payment. Consultant bears all responsibility and liability for any and all tax obligations that result from Consultant's performance under this Agreement.

SECTION IV--CITY'S OBLIGATIONS

As part of Consultant's services under this Agreement, City will provide furnished items, services, or obligations as detailed in **Exhibit "D"**.

SECTION V--GENERAL CONDITIONS

5.1 Notices. Unless otherwise provided herein, demands under this Agreement must be in writing and will be deemed to have been duly given and received either (a) on the date of service if personally served on the party to whom notice is to be given, or (b) on the third day after the date of the postmark of deposit by first class United States mail, registered or certified, postage prepaid and properly addressed as follows:

To City:	City of Chandler - Public Works & Utilities Department Attn: CIP City Engineer: Daniel Haskins, P.E. P.O. Box 4008, Mail Stop 407 Chandler, AZ 85244-4008 Phone: 480-782-3335 Email: Daniel.Haskins@chandleraz.gov		
With a copy to:	City of Chandler - Public Works & Utilities Department Attn: **Enter PM name**, Project Manager P.O. Box 4008, Mail Stop 407, Chandler, AZ 85244-4008 Phone: 480-782-3362 Email: ivan.magana@chandleraz.gov		
To Consultant:	LEGAL COMPANY NAME:		SmithGroup, Inc.
	Mailing Address:	455 N. 3 rd Street, Suite 250, Phoenix, AZ, 85004	
	Physical Address:	455 N. 3 rd Street, Suite 250, Phoenix, AZ, 85004	
	Statutory Agent Name:		Corporate Creations Network Inc.
	Statutory Agent Mailing Address:		3260 N. Hayden Road, Suite 210, Scottsdale, AZ 85251
	Statutory Agent Physical Address:		3260 N. Hayden Road, Suite 210, Scottsdale, AZ 85251
	CONSULTANT'S AUTHORIZED PROJECT REPRESENTATIVE		
	Name:	Stephanie Mitrovic	
	Title:	Vice President	
	Phone:	602-824-5381	
	Email:	stephanie.mitrovic@smithgroup.com	

5.2 Records/Audit. Records of Consultant's direct personnel payroll, reimbursable expenses pertaining to this Agreement and records of accounts between City and Consultant must be kept on the basis of generally accepted accounting principles and must be made available to City and its auditors for up to three years following City's final acceptance of the services under this Agreement (this requirement is increased to five years if construction of this project is federally funded). City, its authorized representative, or any federal agency, reserves the right to audit Consultant's records to verify the accuracy and appropriateness of all cost and pricing data, including data used to negotiate this Agreement and any amendments. City reserves the right to decrease the total amount of Agreement price or payments made under this Agreement or request reimbursement from Consultant following final Agreement payment on this Agreement if, upon audit of Consultant's records, the audit discloses Consultant has provided false, misleading, or inaccurate cost and pricing data. Consultant will include a similar provision in all of its Agreements with subconsultants who provide services under the Agreement to ensure that City, its authorized representative, or

the appropriate federal agency, has access to the subconsultants' records to verify the accuracy of all cost and pricing data. City reserves the right to decrease Agreement price or payments made on this Agreement or request reimbursement from Consultant following final payment on this Agreement if the above provision is not included in subconsultant agreements, and one or more subconsultants refuse to allow City to audit their records to verify the accuracy and appropriateness of all cost and pricing data. If, following an audit of this Agreement, the audit discloses Consultant has provided false, misleading, or inaccurate cost and pricing data, and the cost discrepancies exceed 1% of the total Agreement billings, Consultant will be liable for reimbursement of the reasonable, actual cost of the audit.

5.3 Alteration in Character of Work. Whenever an alteration in the character of work results in a substantial change in this Agreement, thereby materially increasing or decreasing the scope of services, cost of performance, or Project schedule, the work will be performed as directed by City. However, before any modified work is started, a written amendment must be approved and executed by City and Consultant. Such amendment must not be effective until approved by City. Additions to, modifications, or deletions from this Agreement as provided herein may be made, and the compensation to be paid to Consultant may accordingly be adjusted by mutual agreement of the Parties. It is distinctly understood and agreed that no claim for extra services or materials furnished by Consultant will be allowed by City except as provided herein, nor must Consultant do any work or furnish any materials not covered by this Agreement unless such work is first authorized in writing. Any such work or materials furnished by Consultant without prior written authorization will be at Consultant's own risk, cost, and expense, and Consultant hereby agrees that without written authorization Consultant will make no claim for compensation for such work or materials furnished.

5.4 Termination. City and Consultant hereby agree to the full performance of the covenants contained herein, except that City reserves the right, at its discretion and without cause, to terminate or abandon any service provided for in this Agreement, or abandon any portion of the Project for which services have been performed by Consultant. In the event City abandons or suspends the services, or any part of the services as provided in this Agreement, City will notify Consultant in writing and immediately after receiving such notice, Consultant must discontinue advancing the work specified under this Agreement. Upon such termination, abandonment, or suspension, Consultant must deliver to City all drawings, plans, specifications, special provisions, estimates and other work entirely or partially completed, together with all unused materials supplied by City. Consultant must appraise the work Consultant has completed and submit Consultant's appraisal to City for evaluation. City may inspect Consultant's work to appraise the work completed. Consultant will receive compensation in full for services performed to the date of such termination. The fee will be paid in accordance with Section III of this Agreement, and as mutually agreed upon by Consultant and City. If there is no mutual agreement on payment, the final determination will be made in accordance with the "Disputes" provision in this Agreement. However, in no event may the fee exceed the fee set forth in Section III of this Agreement nor as amended in accordance with Section "Alteration in Character of Work." City will make the final payment within 60 days after Consultant has delivered the last of the partially completed items and the Parties agree on the final fee. If City is found to have improperly terminated the Agreement for cause or default, the termination will be converted to a termination for convenience in accordance with the provisions of this Agreement.

5.5 Indemnification. To the extent permitted by law, the Consultant ("Indemnitor") must indemnify, save and hold harmless City and its officers, officials, agents and employees ("Indemnitee") from any and all claims, actions, liabilities, damages, losses or expenses (including court costs, attorneys' fees and costs of claim processing, investigation and litigation) ("Claims") caused or alleged to be caused, in whole or in part, by the wrongful, negligent or willful acts, or errors or omissions of Consultant or any of its owners, officers, directors, agents, employees, or subconsultants in connection with this Agreement. This indemnity includes any claim or amount arising out of or recovered under workers' compensation law or on account of the failure of Consultant to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. Consultant must indemnify Indemnitee from and against any and all Claims, except those arising solely from Indemnitee's own negligent or willful acts or omissions. Consultant is responsible for primary loss investigation, defense and judgment costs where this indemnification applies. In consideration of the award of this Agreement, Consultant agrees to waive all rights of subrogation against Indemnitee for losses arising from or related to this Agreement. The obligations of Consultant under this provision survive the termination or expiration of this Agreement.

5.6 Insurance Requirements. Consultant must procure insurance under the terms and conditions and for the amounts of coverage set forth in **Exhibit "C"** against claims that may arise from or relate to performance of the work under this Agreement by Consultant and its agents, representatives, employees, and subconsultants. Consultant and any subconsultant must maintain this insurance until all of their obligations have been discharged, including any warranty periods under this Agreement. These insurance requirements are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement. City in no way warrants that the minimum limits stated in **Exhibit "C"** are sufficient to protect Consultant from liabilities that might arise out of the performance of the work under this Agreement by Consultant, Consultant's agents, representatives, employees, or subconsultants. Consultant is free to purchase such additional insurance as may be determined necessary.

5.7 Cooperation and Further Documentation. Consultant agrees to provide City such other duly executed documents as may be reasonably requested by City to implement the intent of this Agreement.

5.8 Successors and Assigns. City and Consultant each bind itself, its partners, successors, assigns, and legal representatives to the other party to this Agreement and to the partners, successors, assigns, and legal representatives of such other party in respect to all covenants of this Agreement. Neither City nor Consultant may assign, sublet, or transfer its interest in this Agreement without the written consent of the other party. In no event may any contractual relation be created between any third party and City.

5.9 Disputes. In any dispute arising out of an interpretation of this Agreement or the duties required not disposed of by agreement between Consultant and City, the final determination at the administrative level will be made by City Engineer.

5.10 Completeness and Accuracy of Consultant's Work. Consultant must be responsible for

the completeness and accuracy of Consultant's services, data, and other work prepared or compiled under Consultant's obligation under this Agreement and must correct, at Consultant's expense, all willful or negligent errors, omissions, or acts that may be discovered. Correction of errors disclosed and determined to exist during any construction of the project on architectural or engineering drawings and specifications must be accomplished by Consultant. The cost of the design necessary to correct those errors attributable to Consultant and any damage incurred by City as a result of additional construction costs caused by such engineering or architectural errors will be chargeable to Consultant and will not be considered a cost of the Work. The fact that City has accepted or approved Consultant's work will in no way relieve Consultant of any of Consultant's responsibilities.

5.11 Reporting. Written monthly reports, along with updated work schedules, will be made by Consultant in the format prescribed by City. These reports will be delivered to City per schedule. When requested by City, Consultant will attend Council meetings and provide finished documents including correspondence for Council action, supporting charts, graphs, drawings and colored slides of same.

5.12 Withholding Payment. City reserves the right to withhold funds from Consultant's payments up to the amount equal to the claims City may have against Consultant until such time that a settlement on those claims has been reached.

5.13 City's Right of Cancellation. The Parties acknowledge that this Agreement is subject to cancellation by City under the provisions of Section 38-511, Arizona Revised Statutes (A.R.S.).

5.14 Independent Consultant. For this Agreement Consultant constitutes an independent contractor. Any provisions in this Agreement that may appear to give City the right to direct Consultant as to the details of accomplishing the work or to exercise a measure of control over the work means that Consultant must follow the wishes of City as to the results of the work only. These results must comply with all applicable laws and ordinances.

5.15 Project Staffing. Prior to the start of any work under this Agreement, Consultant must submit to City detailed resumes of key personnel that will be involved in performing services prescribed in the Agreement. City hereby acknowledges its acceptance of such personnel to perform services under this Agreement. At any time hereafter that Consultant desires to change key personnel while performing under the Agreement, Consultant must submit the qualifications of the new personnel to City for prior approval. Key personnel include, but are not limited to, principals-in-charge, project manager, and project Consultant. Consultant will maintain an adequate and competent staff of qualified persons, as may be determined by City, throughout the performance of this Agreement to ensure acceptable and timely completion of the Scope of Services. If City objects, with reasonable cause, to any of Consultant's staff, Consultant must take prompt corrective action acceptable to City and, if required, remove such personnel from the Project and replace with new personnel agreed to by City.

5.16 Consultants or Subconsultants. Prior to beginning the work, Consultant must furnish City for approval the names of consultants or subconsultants to be used under this Agreement. Any subsequent changes are subject to City's written prior approval.

5.17 Force Majeure. If either party is delayed or prevented from the performance of any act required under this Agreement by reason of acts of God or other cause beyond the control and without fault of the Party (financial inability excepted), performance of that act may be excused, but only for the period of the delay, if the Party provides written notice to the other Party within ten days of such act. The time for performance of the act may be extended for a period equivalent to the period of delay from the date written notice is received by the other Party.

5.18 Compliance with Federal Laws. Consultant understands and acknowledges the applicability of the Americans with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989 to it. Consultant agrees to comply with these laws in performing this Agreement and to permit City to verify such compliance.

5.19 No Israel Boycott. By entering into this Agreement, Consultant certifies that Consultant is not currently engaged in, and agrees for the duration of the Agreement, not to engage in a boycott of Israel as defined by state statute.

5.20 Legal Worker Requirements. A.R.S. § 41-4401 prohibits City from awarding an Agreement to any consultant who fails, or whose subconsultants fail, to comply with A.R.S. § 23-214(A). Therefore, Consultant agrees Consultant and each subconsultant it uses warrants their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with § 23-214, subsection A. A breach of this warranty will be deemed a material breach of the Agreement and may be subject to penalties up to and including termination of the Agreement. City retains the legal right to inspect the papers of any Consultant's or subconsultant's employee who provides services under this Agreement to ensure that Consultant and subconsultants comply with the warranty under this provision.

5.21 Lawful Presence Requirement. A.R.S. §§ 1-501 and 1-502 prohibit City from awarding an Agreement to any natural person who cannot establish that such person is lawfully present in the United States. To establish lawful presence, a person must produce qualifying identification and sign a City-provided affidavit affirming that the identification provided is genuine. This requirement will be imposed at the time of Agreement award. This requirement does not apply to business organizations such as corporations, partnerships, or limited liability companies.

5.22 Covenant Against Contingent Fees. Consultant warrants that no person has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, and that no member of the Chandler City Council, or any City employee has any interest, financially, or otherwise, in Consultant's firm. For breach or violation of this warrant, City may annul this Agreement without liability or, at its discretion, to deduct from the Agreement price or consideration, the full amount of such commission, percentage, brokerage, or contingent fee.

5.23 Non-Waiver Provision. The failure of either Party to enforce any of the provisions of this Agreement or to require performance of the other Party of any of the provisions hereof must not be construed to be a waiver of such provisions, nor must it affect the validity of this Agreement or any part thereof, or the right of either Party to thereafter enforce each and every provision.

5.24 Disclosure of Information Adverse to City's Interests. To evaluate and avoid potential conflicts of interest, Consultant must provide written notice to City, as set forth in this Section, of any work or services performed by Consultant for third parties that may involve or be associated with any real property or personal property owned or leased by City. Such notice must be given 7 business days prior to commencement of the services by Consultant for a third party, or 7 business days prior to an adverse action as defined below. Written notice and disclosure must be sent in accordance with Section 6.7 above. An adverse action under this Agreement includes, but is not limited to: (a) using data as defined in the Agreement acquired in connection with this Agreement to assist a third party in pursuing administrative or judicial action against City; or (b) testifying or providing evidence on behalf of any person in connection with an administrative or judicial action against City; or (c) using data to produce income for Consultant or its employees independently of performing the services under this Agreement, without the prior written consent of City. Consultant represents that except for those persons, entities, and projects identified to City, the services performed by Consultant under this Agreement are not expected to create an interest with any person, entity, or third party project that is or may be adverse to City's interests. Consultant's failure to provide a written notice and disclosure of the information as set forth in this Section constitute a material breach of this Agreement.

5.25 Data Confidentiality and Data Security. As used in the Agreement, "data" means all information, whether written or verbal, including plans, photographs, studies, investigations, audits, analyses, samples, reports, calculations, internal memos, meeting minutes, data field notes, work product, proposals, correspondence and any other similar documents or information prepared by, obtained by, or transmitted to Consultant or its subconsultants in the performance of this Agreement. The Parties agree that all data, regardless of form, including originals, images, and reproductions, prepared by, obtained by, or transmitted to Consultant or its subconsultants in connection with Consultant's or its subconsultant's performance of this Agreement is confidential and proprietary information belonging to City. Except as specifically provided in this Agreement, Consultant or its subconsultants must not divulge data to any third party without City's prior written consent. Consultant or its subconsultants must not use the data for any purposes except to perform the services required under this Agreement. These prohibitions do not apply to the following data provided to Consultant or its subconsultants have first given the required notice to City: (a) data which was known to Consultant or its subconsultants prior to its performance under this Agreement by a third party, who to the best of Consultant's or its subconsultants' knowledge and belief, had the legal right to make such disclosure and Consultant or its subconsultants are not otherwise required to hold such data in confidence; or (c) data which is required to be disclosed by virtue of law, regulation, or court order, to which Consultant or its subconsultants are subject. In the event Consultant or its subconsultants are required or requested to disclose data to a third party, or any other information to which Consultant or its subconsultants became privy as a result of any other Agreement with City, Consultant must first notify City as set forth in this Section of the request or demand for the data. Consultant or its subconsultants must give City sufficient facts so that City can be given an opportunity to first give its consent or take such action that City may deem appropriate to protect such data or other information from disclosure. All data must continue to be subject to the confidentiality agreements of this Agreement. Consultant or its subconsultants assume all liability to maintain the confidentiality of the data in its possession

and agrees to compensate City if any of the provisions of this Section are violated by Consultant, its employees, agents or subconsultants. Solely for the purposes of seeking injunctive relief, it is agreed that a breach of this Section must be deemed to cause irreparable harm that justifies injunctive relief in court. Consultant agrees that the requirements of this Section must be incorporated into all subagreements entered into by Consultant. A violation of this Section may result in immediate termination of this Agreement without notice.

5.26 Personal Identifying Information-Data Security. Personal identifying information, financial account information, or restricted City information, whether electronic format or hard copy, must be secured and protected at all times by Consultant or its subconsultants. At a minimum, Consultant or its subconsultants must encrypt or password-protect electronic files. This includes data saved to laptop computers, computerized devices, or removable storage devices. When personal identifying information, financial account information, or restricted City information, regardless of its format, is no longer necessary, the information must be redacted or destroyed through appropriate and secure methods that ensure the information cannot be viewed, accessed, or reconstructed. In the event that data collected or obtained by Consultant or its subconsultants in connection with this Agreement is believed to have been compromised, Consultant or its subconsultants must immediately notify City contact. Consultant agrees to reimburse City for any costs incurred by City to investigate potential breaches of this data and, where applicable, the cost of notifying individuals who may be impacted by the breach. Consultant agrees that the requirements of this Section must be incorporated into all subcontracts entered into by Consultant. It is further agreed that a violation of this Section must be deemed to cause irreparable harm that justifies injunctive relief in court. A violation of this Section may result in immediate termination of this Agreement without notice. The obligations of Consultant or its subconsultants under this Section must survive the termination of this Agreement.

5.27 Jurisdiction and Venue. This Agreement is made under and must be construed in accordance with and governed by the laws of the State of Arizona without regard to the conflicts or choice of law provisions thereof. Any action to enforce any provision of this Agreement or to obtain any remedy with respect hereto must be brought in the courts located in Maricopa County, Arizona, and for this purpose, each Party hereby expressly and irrevocably consents to the jurisdiction and venue of such court.

5.28 Survival. All warranties, representations, and indemnifications by Consultant must survive the completion or termination of this Agreement.

5.29 Modification. Except as expressly provided herein to the contrary, no supplement, modification, or amendment of any term of this Agreement will be deemed binding or effective unless in writing and signed by the Parties.

5.30 Severability. If any provision of this Agreement or the application to any person or circumstance may be invalid, illegal or unenforceable to any extent, the remainder of this Agreement and the application will not be affected and will be enforceable to the fullest extent permitted by law.

5.31 Integration. This Agreement contains the full agreement of the Parties. Any prior or contemporaneous written or oral agreement between the Parties regarding the subject

matter is merged and superseded.

5.32 Time is of the Essence. Time of each of the terms, covenants, and conditions of this Agreement is hereby expressly made of the essence.

5.33 Date of Performance. If the date of performance of any obligation or the last day of any time period provided for should fall on a Saturday, Sunday, or holiday for City, the obligation will be due and owing, and the time period will expire, on the first day after which is not a Saturday, Sunday or legal City holiday. Except as may otherwise be set forth in this Agreement, any performance provided for herein will be timely made if completed no later than 5:00 p.m. (Chandler time) on the day of performance.

5.34 Third Party Beneficiary. Nothing under this Agreement will be construed to give any rights or benefits in the Agreement to anyone other than City and Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of City and Consultant and not for the benefit of any other party.

5.35 Conflict in Language. All work performed must conform to all applicable City of Chandler codes, ordinances, and requirements as outlined in this Agreement. If there is a conflict in interpretation between provisions in this Agreement and those in **Exhibit "A"**, the provisions in this Agreement prevail.

5.36 Document/Information Release. Documents and materials released to Consultant, which are identified by City as sensitive and confidential, are City's property. The document/material must be issued by and returned to City upon completion of the services under this Agreement. Consultant secondary distribution, disclosure, copying, or duplication in any manner is prohibited without City's prior written approval. The document/material must be kept secure at all times. This directive applies to all City documents, whether in photographic, printed, or electronic data format.

5.37 Exhibits. The following exhibits are made a part of this Agreement and are incorporated by reference:

Exhibit A - Scope of Services / Schedule

Exhibit B - Compensation and Fees

Exhibit C - Insurance Requirements

Exhibit D - Special Conditions

Exhibit E - Subconsultant Documents with Consultant (if applicable)

Exhibit F - Federal Requirements (if applicable)

5.38 Special Conditions. As part of the services Consultant provides under this Agreement, Consultant agrees to comply with and fully perform the special terms and conditions set forth in **Exhibit "D"**, which is attached to and made a part of this Agreement.

5.39 Non-Discrimination and Anti-Harassment Laws. Consultant must comply with all applicable City, state, and federal non-discrimination and anti-harassment laws, rules, and regulations.

5.40 Licenses and Permits. Beginning with the Effective Date and for the full term of this Agreement, Consultant must maintain all applicable City, state, and federal licenses and permits required to fully perform Consultant's services under this Agreement.

5.41 Warranties. Consultant must furnish a one-year warranty on all work and services performed under this Agreement. Consultant must furnish, or cause to be furnished, a two-year warranty on all fixtures, furnishings, and equipment furnished by Consultant, subconsultants or suppliers under this Agreement. Any defects in design, workmanship, or materials that do not comply with this Agreement must be corrected by Consultant (including, but not limited to, all parts and labor) at Consultant's sole cost and expense. All written warranties and redlines for as-built conditions must be delivered to City on or before City's final acceptance of Consultant's services under this Agreement.

5.42 Cooperative Purchasing Agreement (S.A.V.E. – Strategic Alliance for Volume Expenditures). In addition to City of Chandler and with the approval of Consultant, this Agreement may be extended for use by other municipalities, school districts, and government agencies of the State. Any such usage by other entities must be in accordance with the ordinance, charter, or procurement rules and regulations of the respective political entity.

5.43 Budget Approval into Next Fiscal Year. This Agreement will commence on the Effective Date and continue in full force and effect until it is terminated or expires in accordance with the provisions of this Agreement. The Parties recognize that the continuation of this Agreement after the close of the City's fiscal year, which ends on June 30 of each year, is subject to the City Council's approval of a budget that includes an appropriation for this item as an expenditure. The City does not represent that this budget item will be actually adopted. This determination is solely made by the City Council.

5.44 Forced Labor of Ethnic Uyghurs Prohibited. By entering into this Agreement, Contractor certifies and agrees Contractor does not currently use and will not use for the term of this Agreement: (i) the forced labor of ethnic Uyghurs in the People's Republic of China; or (ii) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; or (iii) any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

5.45 License to City for Reasonable Use. With this Agreement, Consultant and its subconsultants hereby grant a license to City, its agents, employees, and representatives for an indefinite period of time to reasonably use, make copies, and distribute as appropriate the Documents, works or deliverables developed or created as a result of the Project and this Agreement. This license also includes the making of derivative works.

This Agreement will be in full force and effect only when it has been approved and executed by the duly authorized City officials.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

"CITY"
CITY OF CHANDLER

"CONSULTANT"
SMITHGROUP, INC.

Mayor

RECOMMENDED BY:

Daniel Haskins

Daniel Haskins, P.E.
CIP City Engineer

APPROVED AS TO FORM:

City Attorney *JNB*

ATTEST:

City Clerk Seal

Stephanie A. Mitrovic 04.19.25

Signature Date

STEPHANIE A MITROVIC

Print Name

VICE PRESIDENT

Title
STEPHANIE.MITROVIC@SMITHGROUP.COM

Signer Email Address

EXHIBIT "A"
SCOPE OF SERVICES/SCHEDULE

SMITHGROUP

LETTER FORM PROPOSAL

April 10, 2024

Transmitted – (Via eMail)

Ivan Magana, PE
Project Manager
City of Chandler | Public Works & Utilities | Capital Projects Division
O: 480.782.3362 | M: 480.673.6749
Ivan.Magana@chandleraz.gov

RE: CHANDLER FORENSIC SERVICES FACILITY | DESIGN & POST-DESIGN SERVICES PROPOSAL

Dear Mr. Magana,

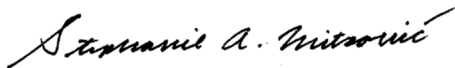
The Chandler Forensic Services Facility requires a new facility to accommodate current and future demands. The current facility is aged and not equipped to meet future needs. Following on the understanding gained during our 2023-2024 Feasibility Study, the City has requested SmithGroup develop a design services proposal for a new 30,000 GSF Facility.

On behalf of SmithGroup, Inc., ("SmithGroup") we are pleased to submit this proposal for Design & Post-Design Services for the new Chandler Forensics Services Facility. The following is our understanding of the services that are to be provided.

The enclosed Scope of Services shall serve as an Exhibit to a new Prime Agreement with the City of Chandler.

Sincerely,

Stephanie A. Mitrovic | Vice President
Stephanie.mitrovic@smithgroup.com
480.384.0422



ATTACHMENTS:

- Exhibit 'A'- Scope of Services / Schedule
- Exhibit 'A-2'- Chandler Forensic Services Facility Study – Single Story Addendum.pdf
- Exhibit 'B'- Fee Schedule
- Exhibit 'B-2'- SmithGroup Hourly Rates

Chandler Forensic Services Facility | Design & Post-Design Services
576 West Pecos Road - Chandler, Arizona 85225

SmithGroup
PD2301.201

SMITHGROUP

EXHIBIT "A"
SCOPE OF SERVICES/SCHEDULE
CHANDLER POLICE FORENSICS SERVICES FACILITY
PROJECT NO. PD2301

SMITHGROUP

1. PROJECT DESCRIPTION & SCOPE OF CONSTRUCTION:

1.1 SmithGroup will provide services for the design, development of construction documents, permitting, and specified construction administration for the development of a new Police Forensics Services Facility located at 500 W. Pecos Rd, Chandler, Arizona

1.2 The facility design may include, but not be limited to:

- 30,000 GSF
- Single Level
- Program: approximately 70% (Lab/Lab Support) & 30% (Office, Collaboration & Support)
 - Administration
 - Evidence
 - Crime Scene & AFIS
 - Computer Forensics
 - Biology / DNA
 - Drug Chemistry
 - Firearms & NIBIN
 - Latent Prints
 - Toxicology & Blood Alcohol
 - Building Support

The exterior improvements may include:

- 2.858 acre site
- Parking for visitors, staff and facility vehicles
- Grading and Drainage
- Utility connections and Easements
- Adjacent roadway connections
- Replat or Lot Combo

A more detailed description of City's concept is included herein as part of Exhibit A-2.

1.3 The project construction budget is **\$41,527,426**, including CMAR Contingency, 10% Owner's Contingency, Escalation and CMAR Fee. All construction of the project will be completed within this budget.

1.4 SmithGroup and our consultants will provide the following design services for the Project:

- | | |
|--------------------------|------------|
| • Project Management | SmithGroup |
| • Architecture/Interiors | SmithGroup |
| • Civil Engineering | Dibble |
| • Landscape Architecture | SmithGroup |
| • Structural Engineering | ASE |
| • Mechanical Engineering | SmithGroup |
| • Plumbing Engineering | SmithGroup |
| • Electrical Engineering | SmithGroup |

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• Lab Planning***	SmithGroup
• FF&E Design Coordination (Procurement by Owner)	SmithGroup
• AV/IT/Security	SmithGroup
• Signage, Wayfinding & Public Art Coordination	SmithGroup
• Fire Protection / Alarm (Delegated Design)	SmithGroup
• Life Safety	SmithGroup
• Geotechnical	Speedie
• Cost Modeling	Project Cost Resources

***Includes planning and design of fixed equipment + loose owner supplied equipment larger than 2'x2'x2'.
Excludes Existing equipment measurement and verification, supplied by forensic staff.

2. ASSIGNMENT:

- 2.1 SmithGroup acknowledges the Design Agreement will be awarded based on our proposed personnel and specified consultants. Any deviations or substitutions of these team members must be pre-approved in writing by City. Those persons listed in Exhibit B will perform those portions of the work listed therein.

3. PROJECT SCHEDULE:

- 3.1 SmithGroup assumes 15 month maximum Design phase & 26 month maximum Post-Design (Construction) phase to complete the Project, broken down as follows.

Design Phase Services:

Pre-Design & Program Validation	1.5 Months
Chandler review	0.5 Month
30% – Schematic Design	2.5 Months
Estimating & Chandler review	1.0 Month
60% – Design Development	3.5 Months
Estimating & Chandler review	1.0 Month
98% – Construction Documents	3.0 Months
Chandler review	1.0 Month
100% - Permitting, Bid & Award	2.0 Months (Concurrent with above task)

Post-Design Phase Services:

Construction Administration	24 Months
Closeout & Record Drawings	2 Months

- 3.2 SmithGroup acknowledges that we must adhere to the Schedule described herein and such schedule may not be modified or deviated from without written consent of City. SmithGroup will revise and submit for review an updated schedule whenever it is demonstrated that the time for completion of the Project Design or of any of the partial completion points listed in the schedule is delayed by two weeks or more. Such adjusted schedule will include a written explanation stating the reasons for the change and a plan for getting back on schedule. SmithGroup will take all reasonable actions necessary to get the project back on schedule and City will cooperate to assist.

Chandler Forensic Services Facility | Design & Post-Design Services
576 West Pecos Road - Chandler, Arizona 85225

SmithGroup
PD2301.201

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DESIGN PHASE PROJECT TASKS:

4. QUALITY CONTROL:

- 4.1 As a part of the project design, SmithGroup will develop a quality control plan for the entire design and construction phase. This Quality Control Plan will establish what elements should and must be seen by each consultant during design/construction.

5. PRELIMINARY RESEARCH:

- 5.1 As and for preliminary research before preparing the project design, SmithGroup will:
 - a. Perform a Document Search for utility as-builts.
 - b. Perform a Document search for rights-of-way.
 - c. Perform a Document search for survey ties and benchmarks.
 - d. Perform a Document search for City policies, regulations, standards, design manuals, and requirements, etc. relevant to project.
 - e. Research and/or obtain geotechnical reports and investigations, master plans, computer model data and field surveys.
 - f. Research all utility companies/agencies and acquire all available as-built and utility records.
 - g. Investigate existing conditions, make measured drawings, and verify accuracy of drawings or other information furnished by City.
 - h. Provide a survey of the project area that includes complete topographical and property data of the immediate site. Design will utilize established City of Chandler benchmarks and reference locations of benchmarks on the plans. Clearly define the benchmark location and elevation that will be utilized for construction of this facility.

6. UTILITY/AGENCY COORDINATION:

- 6.1 Coordination with utility companies and agencies must be in accordance with the latest version of the "Public Improvement Project Guide" (PIPG).
- 6.2 Identify utility conflicts during the initial stages of the design process.
- 6.3 Coordinate the design and installation of the utilities, which includes, but is not limited to, services for electric, communications, water, storm drainage, irrigation and sanitary systems, etc.
- 6.4 Submit preliminary plans, specifications, and design calculations to utilities/agencies for review and use during their design for their service improvements or any necessary relocations.
- 6.5 Conduct utility meetings to coordinate relocations with utility/agency and establish relocation schedules.
- 6.6 Follow-up with the final design submittal for utility construction and coordination with the bid documents.
- 6.7 Incorporate the utility/agency private developer construction requirements into the bid documents.

7. GEOTECHNICAL INVESTIGATION:

- 7.1 Perform all soil and pavement borings necessary to complete their work.
- 7.2 Sub-surface soil conditions, established by the geotechnical investigations, will be incorporated into the bid

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documents in a manner usable to the excavation and foundation bidding and construction.

8. PROGRAM VERIFICATION:

- 8.1 Confirm the requirements of the Project as determined from the Forensic Services Facility study completed in 2024 by SmithGroup as indicated in Exhibit A-2.
- a. Meet with City staff to review the program and concept design to determine if any adjustments are required to size or scope.
 - b. Submit to City's Project Manager updated program/concept for review.
 - c. Two (2) in-person workshops expected.

9. SCHEMATIC DESIGN (30% Document Review):

- 9.1 When the design is approximately thirty percent complete, Smithgroup will do the following:
- a. Present drawings to the City and its representatives (to potentially include a contractor). Staff will collaborate with designers to manipulate the plans and mutually decide on best design.
 - b. Prepare vertical sections across the site and through the building.
 - c. Prepare single line elevation drawing(s) and a perspective sketch of the exterior.
 - d. Complete a drainage analysis and provide solutions to mitigate the runoff.
 - e. Identify all necessary offsite improvements such as: streets, utilities, irrigation, etc., and depict the scope in a schematic design plan.
 - f. Submit the project to City for a Development Standards review.
 - g. Prepare a construction cost estimate for verification with the budget. Participate in estimate reconciliation meetings with CMAR. Re-design as necessary to re-align the design with the construction budget.
 - h. Submit to City's Project Manager for comment two complete drawing sets with drainage & structural calculations, one of which must be reproducible.
 - g. Two (2) in-person workshops expected.

10. DESIGN DEVELOPMENT (60% Documents):

- 10.1 Based on the approved Schematic Design Documents and any adjustments authorized by City in the program, schedule or construction budget, prepare, for approval by City, Design Development Documents consisting of drawings and other documents to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, materials and such other elements as may be appropriate. When the design is approximately sixty percent (60%) complete, Smithgroup will do the following:
- a. Allow and invite the Owner's Representative to attend the regular weekly design coordination meetings.
 - b. Develop a site plan. Design will utilize established City of Chandler benchmarks and reference locations of benchmarks on the plans.
 - c. Collaborate with City to define their requirements for building systems.
 - d. Create an outline specification.
 - e. Prepare plans, elevations, sections, schedules and notes as required to fix and describe the project as to civil, architectural, structural, mechanical, electrical, and special systems.
 - f. Perform code reviews and implement requirements into the design documents.

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- g. Review and complete the City's Constructability Review Checklist. All applicable checklist items will be incorporated in the design documents.
- h. Value Engineer the design cooperatively with the entire design team and City's representatives. This effort will occur as early as effectively possible and consist of a focused meeting addressing: relationships of components, construction materials, and building systems.
- i. Prepare a construction cost estimate for verification with the budget. Participate in estimate reconciliation meetings with CMAR. Re-design as necessary to re-align the design with the construction budget.
- j. Conduct a full document set (plans & specs) review in the presence of all City's representatives and any other stakeholders.
- k. Submit to the City's Project Manager PDF drawing sets, specifications, drainage & structural calculations. Include original redline drawings and comments received from previous review along with a review summary indicating action taken.
- l. Schedule review meeting with city staff to discuss review comments. Clarify with the plan check staff what the design challenges are and decide the method in which they will be resolved.
- m. Submit 60% drawings to City of Chandler Development Services for civil plan review.
- n. Two (2) in-person workshops expected.

11. CONSTRUCTION DOCUMENTS (98% Documents):

- 11.1 Based on the approved Design Development Documents and any further adjustments in the scope or quality of the Project or in the construction budget authorized by City, prepare, for approval by City, Construction Documents consisting of Drawings and Specifications setting forth in detail the requirements for the construction of the Project. When the design is approximately ninety eight percent (98%) complete SmithGroup will do the following:
 - a. Prepare plans, elevations, sections, schedules, notes and specifications as required to be able to bid and construct the project in its entirety.
 - b. Cover sheet to be provided by City (AutoCAD 2004).
 - c. Conduct a full document set (plans & Specs) review in the presence of all consultants and City's representatives.
 - d. Prepare a construction cost estimate for verification with the budget. Participate in estimate reconciliation meetings with CMAR. Work with city and CMAR to develop alternates necessary to re-align the design with the construction budget.
 - e. Prepare bid alternates as necessary to assure budget can be met.
 - f. Submit to City's Project Manager for comment PDF drawing sets, specifications, drainage & structural calculations, one of which will be reproducible. Include original redline drawings and comments received from previous review along with a review summary indicating action taken.
 - c. One (1) in-person workshops expected.

12. FINAL CONSTRUCTION DOCUMENTS/BID AND AWARD (100% Documents):

- 12.1 Submit bid documents to Development Services for building permit. All plans, calculations and specifications will be stamped. The specifications will be 8-1/2" x 11" and in electronic format. Include original redline drawings and comments received from previous review along with a review summary indicating action taken.
- 12.2 Pick-up plan review final comments and prepare stamped documents for reproduction.

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- 12.3 Attend and participate at the pre-bid conference for the purpose of answering technical questions from potential bidders.
- 12.4 Assist City in the evaluation of “substitutions and or-equals” and make a recommendation to accept or decline.
- 12.5 Prepare addenda for review and approval by City. CMAR will distribute.

POST DESIGN PHASE PROJECT TASKS:

13. PRE-CONSTRUCTION ASSISTANCE

- 13.1 Attend the pre-construction meeting.

14. ENGINEERING OR ARCHITECTURAL DESIGN SERVICES DURING CONSTRUCTION

- 14.1. Attend construction meetings, virtual or in-person. SmithGroup assumes attendance of (1) weekly construction meetings.
- 14.2. Review, evaluate, and respond to any contractor Requests for Information (RFI's) forwarded by the CMAR for design review.
- 14.3. Review, evaluate, and respond to any Contractor Shop Drawing submittals forwarded by the CM Firm for design review.

15. RECORD DRAWINGS

- 15.1. Transfer As-Built redlines provided by CMAR to construction plans to create record drawings.
- 15.2. Provide resident engineer and/or architect and/or landscape architect stamp/certification on record drawings cover sheet. Ensure all required signatures on the cover sheet.
- 15.3 Provide and deliver record drawings in digital pdf format to the City as required for as-built submittal process at city permit counter.
- 15.4 Provide City of Chandler with a copy of DWG files. Each building system must be “layered” so as to be able to isolate trades or engineering from architectural components or vice versa.

ASSUMPTIONS

- (7) In-person Workshops during the design phase
- Weekly OAC Meetings during the design phase shall be held virtually
- Construction Administration Services include:
 - (1) visit per week by design team CA representative
 - (1) visit per month by MEP engineering
 - (12) visits by Structural Engineering
 - (4) visits by Civil Engineering
 - (6) visits by specialty team representatives.
- Site visits will be followed by written field observation reports.
- All submissions shall be digital.
- Any hard copy materials, printing, presentations etc. requested by Owner shall be billed to Owner's allowance.

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- CMAR Delivery
- Design Services Fee assumes 30,000 GSF +/- 10%

OWNER RESPONSIBILITIES

- Move Coordination of Existing FFE.
- Laboratory Equipment Selection (Design team to provide planning and utility design)
- Laboratory Equipment Procurement and Installation Coordination
- Interiors Furniture Procurement and Installation Coordination
- Jurisdictional Applications Fees
- Construction Testing and Inspection
- Hazardous Materials Inspections
- Reproduction Costs for Bidding
- Commissioning Services
- Relocation and Design Associated with the existing cell tower on site

ALLOWANCES

An Owner allowance for potential additional scope has also been provided at the request of the City. Requests for additional services or staff will be documented by SmithGroup, and the work will commence upon The City of Chandler's approval of a fee for that effort.

Design allowances have been provided for Civil scope items that have been determined to be expected but not yet confirmed necessary to the project. They include:

- Replat or Lot Combo.
- Abandonment Legal Description & Exhibit
- ALTA/NSPS Land Title Survey
- Legal Description & Exhibit for Utility Easements
- Fire Flow Test
- Potholing

Work for these items will commence upon The City of Chandler's written notice to proceed.

PAYMENTS

Invoices will be prepared monthly on the basis of a percentage of task completion.

EXHIBIT "A-2"
CHANDLER FORENSIC SERVICES FACILITY STUDY – SINGLE STORY ADDENDUM.PDF



CITY OF CHANDLER

CHANDLER FORENSIC SERVICES FACILITY STUDY

ADDENDUM DOCUMENT

SMITHGROUP

03/11/2024



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

In response to budget and pricing increases within the current inflationary environment, the design and City stakeholder team was challenged to reduce the overall cost of the project. This addendum documents program reductions resulting in reduced square footage yielding a single-story conceptual design. In addition, site improvements for the property & evidence parking, well site, and covered parking have been deferred to a future phase.

The overall square footage of the facility has been reduced to approximately 30,000 gross square feet (gsf) while maintaining functionality for the forensic services team. This smaller programmatic area can be accommodated on a single floor, eliminating the need for stairs and elevators.

The planning horizon and staff requirements were maintained for current laboratory sections. A firearms section is not anticipated in the current planning beyond NIBIN equipment that allows access by outside police jurisdictions. Staff for the DNA unit has been reduced to four along with the associated lab support spaces. Smaller workstations in the Crime Scene open office environment are provided due to the reduced time that the investigations staff are at their desk. The computer forensics section has been reduced to accommodate the City's direct needs, exclusive of additional positions for task force or other staff. Conference spaces have been eliminated but the plan maintains a multipurpose room which is now divisible into two meeting spaces.

A preliminary comparison of the construction cost has been reduced to approximately \$41,500,000. Using a 70% construction to project cost factor, this suggests an approximate project budget of \$59,300,000. A complete breakdown of the hard and soft costs associated with the project is included at the end of this report.



CHANDLER FORENSIC SERVICES FACILITY

Programmed Net Square Feet	23,153 NSF
Programmed Gross Square Feet	38,588 GSF
Concept Gross Square Feet	29,996 GSF

NARRATIVES

Although the building use and space types remain similar to the initial program report, it was important to highlight some elements or factors that have changed with this new design. Many of the modifications are directly related to a reduced footprint while others eliminate systems entirely (i.e., vertical circulation).

Discipline level descriptions of the adjustments to the project scope are included below.

Architecture and Interiors

The change to a single story, approximately 30,000 gsf facility posed the challenge of maintaining critical adjacencies between the offices and labs, and continuity of workflow between individual sections. With the consolidation to one floor, the offices were co-located to the center of the floor plate around a north-facing training courtyard. This location gives future flexibility for growth and densification of workstations while providing access to natural light and immediate views to the landscape. The lab sections wrap around the exterior perimeter of the U-shaped plan, all within close walking distance to the office area and to each other.

The one-story conceptual design eliminates the need for an elevator and two stairs, while a ships ladder accessing a roof hatch is envisioned as providing access to any rooftop mechanical equipment. Other cost-saving measures include a reduction in the quantity and size of restrooms and conference space, with a single divisible conference space off the lobby remaining. The exterior of the building is envisioned as maintaining the character of the architecture represented in the 2-story renderings with programmatically appropriate fenestration with a covered main entry and partially shaded training courtyard.

Lab Planning

The overall approach for the laboratory planning remained unchanged for the current programmatic elements. An important goal was to allow primary laboratory and comparison spaces to have access to ample daylight and prioritize access to an exterior wall. Spaces that prefer darkness or have infrequent occupancies such as storage rooms can therefore be pushed toward the building core.

Laboratory systems benching remains adaptable in the center of spaces, being served with utilities from the ceiling above. Casework on the outer walls of each space becomes fixed as fume hoods and sinks are located there. This strategy allows the opportunity to adapt to future changes in the individual sections, preventing monuments that impede change in the floorplan.

Plumbing

The overall approach of the plumbing system design remains the same for the single-story facility iteration. The design and piping layouts will now be adjusted to serve a single story rather than a 2-story facility.

The plumbing systems design remains flexible and adaptable, providing isolation valves to facilitate shut down at each laboratory room, restroom, and any other locations that will require service and modifications without affecting other spaces. This strategy allows the opportunity to adapt to future modifications and connections to the plumbing systems.

See below for specific plumbing design changes:

- Elevator sump pumps and the associated piping and accessories have been removed.
- Provide a 1-1/2" domestic water meter for the single-story design.

- Provide (2) 65 Gallon, 125 MBH natural gas storage-type water heaters.

Fire Protection

The overall approach of the fire protection system design remains the same for the single-story facility iteration. The design and piping layouts will now be adjusted to serve a single story rather than a 2-story facility.

A 6-inch dedicated fire protection water service will be provided into the hazardous waste storage room, located on the northeast corner of the building with direct access to the exterior. A backflow preventer will be provided to the exterior of the building at a location determined by the civil engineer.

Mechanical

The mechanical systems approach remains unchanged, though the sizing and application of systems will vary given the limited site area for a single-story facility with the expansion. In lieu of a penthouse housing dedicated outside air-handling systems (DOAS) and hydronic systems, the design utilizes outdoor DOAS units and a roof-mounted prefabricated packaged central plant.

To limit its size, the packaged central plant will house pumps and tanks for chilled, heating, and recovery water systems, as well as the boilers for the heating water system. The system is built offsite and delivered in modular sections that when installed give the appearance of a single enclosure on the roof. Air-cooled chillers, currently shown as in an enclosed yard near the building entry, could also be placed on the roof above the MEP support zone using an elevated steel platform to limit transmission of vibration to the structure. The enclosure will be prewired with lighting and space conditioning for equipment.

To optimize first cost and operational performance, system will consider the use of single DOAS and exhaust recovery units (ERU) with multiple redundant fans and provision for a second set of units in the future for improved redundancy and easing maintenance. Likewise, a single air-cooled chiller could be provided Day One with provisions for a second. Redundant pumping ensures that the hydronic systems remain online. All equipment on the roof will be screened with exterior access from the generator equipment yard from loading.

Electrical

The general design of the normal and backup power electrical distribution system remains as described in the electrical narrative except for the following:

- Electrical service entrance section (SES) reduced to 1200A MCB / 1600A Bus.
- Elimination of second level electrical rooms and distribution.

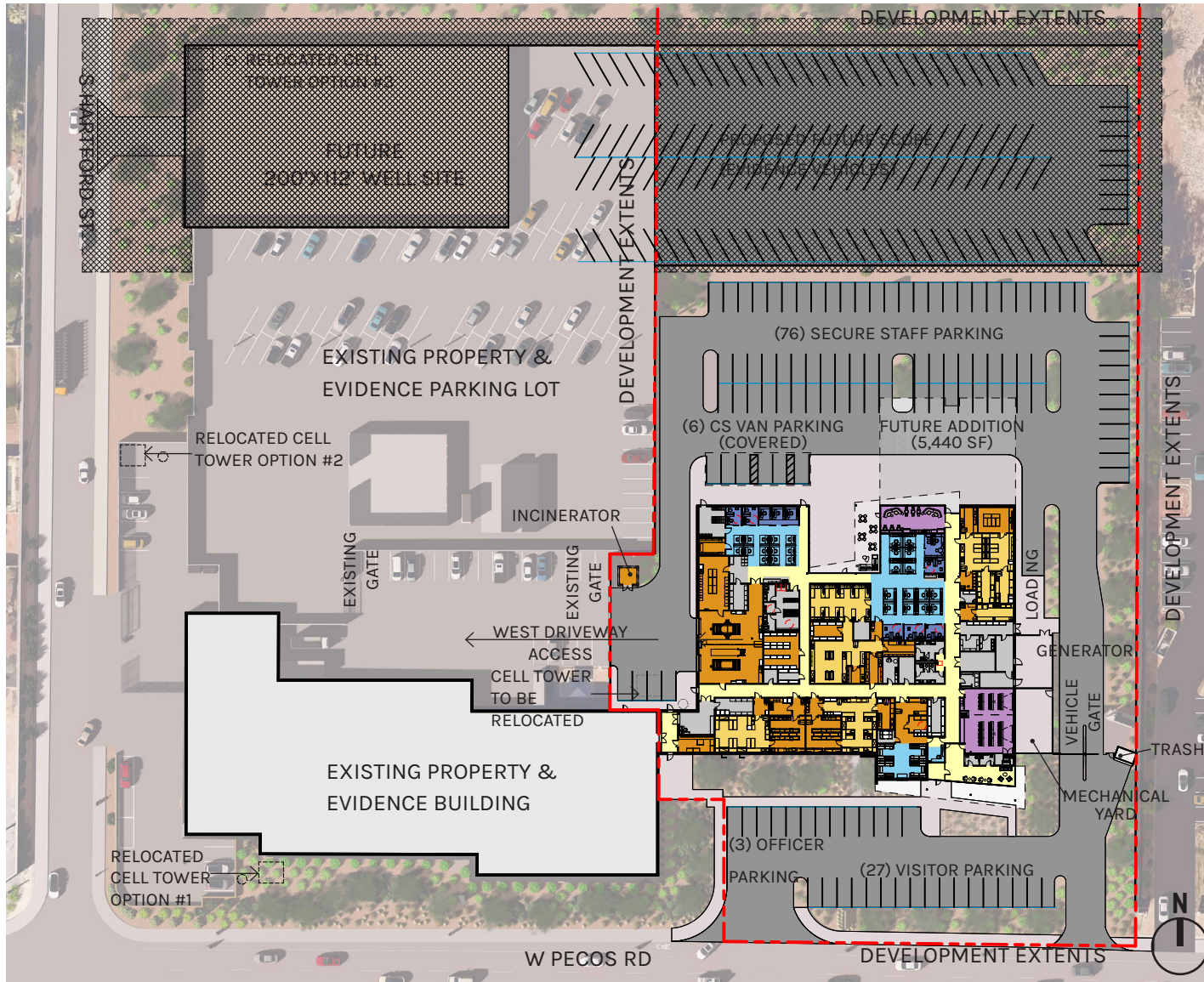
The reduction of SES capacity results in 33 watts per square foot, which is an adequate amount of electrical capacity for a building of this function as well as future considerations.

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SECTION 02

CONCEPT DESIGN

CONCEPT SITE PLAN



PARKING TOTAL:

FORENSIC SERVICES:

- STAFF: 84 (SECURED)
- INVESTIGATIONS: 6 (SECURED, COVERED)
- VISITOR/POLICE: 30 (UNSECURED), COMBINED

EXISTING PROPERTY AND EVIDENCE:

- VISITOR: 1 ACCESSIBLE (UNSECURED), COMBINED
- STAFF: 4 (SECURED)
- EVIDENCE VEHICLES: 184 (SECURED)
 - 100 PARKING SPACES ADDED
 - 50 PARKING SPACES DISPLACED BY WELL SITE
 - 50 NET PARKING SPACES ADDED

EXISTING HOUSING:

- STAFF/VISITOR: 12 (SECURED/UNSECURED)

[illegible]

STATEMENT OF PROBABLE COST

Below is a preliminary listing of the costs associated with this project. Although not all factors are currently understood, estimated values have been incorporated and must be managed as the project develops. The goal of this overview is to provide the City with estimated values to further evaluate the ultimate need for the community and the Forensic Services Section. A detailed breakdown of the project scope is included in the following pages.

Cost Detail:			
Construction Cost:	\$	41,527,425	
Building and Site	\$	22,156,090	
GC, Bond, Insurance	\$	2,658,731	12% of Construction Cost
Construction Cost Subtotal	\$	24,814,821	
Estimating Contingency	\$	3,722,223	15% of Construction Cost
CMAR Contingency	\$	1,240,741	5% of Construction Cost
Owner's Allowance	\$	2,215,609	10% of Building and Site Cost
Escalation	\$	5,758,811	18% Escalation - Three Years
CMAR Fee	\$	3,775,220	10% Projected
Construction Fees Subtotal	\$	16,712,605	
Enabling Construction Cost:	\$	312,700	
P&E Renovations	\$	265,000	Budget Number - Limited Scope
Escalation	\$	47,700	18% Escalation
Soft Costs:	\$	17,484,768	
Construction Tax	\$	2,367,063	5.7% Overall
New Program Instrumentation	\$	1,514,028	Drug Toxicology and DNA
Instrumentation Replacement	\$	4,831,546	Replacing end of life instruments (Escalated)
Furniture, Fixtures, and Equipment	\$	1,255,720	Costs outside of the laboratory + design (Escalated)
New Utility Service Fees	\$	100,000	Beyond infrastructure identified in site costs
Chandler Development Fees	\$	93,981	Development Service Fees
Audio Visual / IT / Security	\$	-	Budgeted included in building costs
Municipal Art Program	\$	415,274	Outside of GC's Scope - Exclusive of P&E Reno
Design / Post-Design Fees	\$	4,152,743	Includes Construction Administration
Commissioning Fees	\$	332,219	0.8% of Design Fee
CMAR Preconstruction Fees	\$	200,000	Fee associated with CMAR delivery
CM - Advisor Fee	\$	1,245,823	3% Fee
City Management Fee	\$	924,248	2% of Design, Construction, Pre-Con, CxA
Unknown Soft Cost Allowance	\$	52,123	70% Construction to Project Cost Ratio
Project Cost	\$	59,324,893	Unknown project cost allowance included

EXHIBIT "B"
COMPENSATION AND FEES

EXHIBIT "B"
FEE SCHEDULE

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EXHIBIT "B-1" Lump Sum Cost Per Task

TASK DESCRIPTION	SmithGroup	Dibble	ASE	PCR	Speedie	SUBTOTAL
DESIGN PHASE						
Task 1.0 Project Description & Scope of Construction						
Task 2.0 Assignment						
Task 3.0 Project Schedule	\$ 5,390.00	\$ 840.00	\$ -	\$ -	\$ -	\$ 6,230.00
3.1 Production Schedule	\$ 5,390.00	\$ 840.00	\$ -	\$ -		
Task 4.0 Quality Control	\$ 13,530.00	\$ 1,680.00	\$ 2,148.00	\$ -	\$ -	\$ 17,358.00
4.1 Quality Control Plan	\$ 13,530.00	\$ 1,680.00	\$ 2,148.00	\$ -		
Task 5.0 Preliminary Research	\$ 19,540.00	\$ 3,942.00	\$ 1,358.00	\$ -	\$ -	\$ 24,840.00
5.1 Perform Document Search and Research	\$ 9,770.00	\$ 1,394.00	\$ 1,358.00	\$ -		
5.2 Investigate Existing Conditions	\$ 9,770.00	\$ 942.00	\$ -	\$ -		
5.3 Survey	\$ -	\$ 1,606.00	\$ -	\$ -		
Task 6.0 Utility/Agency Coordination	\$ 29,298.00	\$ 8,766.00	\$ 1,740.00	\$ -	\$ -	\$ 39,804.00
6.1 Coordination with Utilities (PIPG)	\$ 9,906.00	\$ 2,444.00	\$ -	\$ -		
6.2 Identify Utility Conflicts	\$ 9,026.00	\$ 2,018.00	\$ 1,740.00	\$ -		
6.3 Coordination Design of Utilities	\$ 10,366.00	\$ 4,304.00	\$ -	\$ -		
Task 7.0 Geotechnical Investigation	\$ -	\$ -	\$ -	\$ -	\$ 6,640.00	\$ 6,640.00
7.1 Soil and Pavement Borings	\$ -				\$ 6,640.00	
Task 8.0 Program Verification	\$ 182,180.00	\$ 1,324.00	\$ 3,628.00	\$ -		\$ 187,132.00
8.1 Review program with City and update as necessary	\$ 182,180.00	\$ 1,324.00	\$ 3,628.00	\$ -		
Task 9.0 Schematic Design (30%)	\$ 561,660.00	\$ 12,760.00	\$ 34,718.00	\$ 16,828.93	\$ -	\$ 625,966.93
9.2 Prepare CAD Base Plans	\$ 181,400.00	\$ 6,948.00	\$ 33,260.00	\$ -		
9.3 Prepare 30% SD & ROM Cost Estimate	\$ 368,110.00	\$ 4,284.00	\$ -	\$ 16,828.93		
9.4 CoFC Review/Meeting/Site Visit	\$ 12,150.00	\$ 1,528.00	\$ 1,458.00	\$ -		
Task 10.0 Design Development (60%)	\$ 1,183,660.00	\$ 14,688.00	\$ 59,292.00	\$ 20,850.74	\$ -	\$ 1,278,490.74
10.1 Prepare 60% CAD Base Plans	\$ 432,300.00	\$ 3,684.00	\$ 19,996.00	\$ -		
10.2 Coordinate Preliminary MP&E Engineering	\$ 146,740.00	\$ 1,000.00	\$ 5,756.00	\$ -		
10.3 Prepare 60% Plans & Outline Specs	\$ 512,580.00	\$ 8,056.00	\$ 31,596.00	\$ -		
10.4 Coordinate 60% Cost Estimate	\$ 80,180.00	\$ 420.00	\$ -	\$ 20,850.74		
10.5 60% CoFC Review/Meeting/Site Visit	\$ 11,860.00	\$ 1,528.00	\$ 1,944.00	\$ -		
Task 11.0 Construction Documents (98% Documents):	\$ 868,460.00	\$ 23,902.00	\$ 46,154.00	\$ 30,939.58	\$ -	\$ 969,455.58
11.1 Prepare 98% CAD Base Drwgs	\$ 133,740.00	\$ 3,084.00	\$ 10,944.00	\$ -		
11.2 Coordinate MP&E Engineering	\$ 71,060.00	\$ 580.00	\$ 2,244.00	\$ -		
11.3 Prepare 98% Plans & Draft Tech Specs	\$ 141,660.00	\$ 11,472.00	\$ 18,102.00	\$ -		
11.4 Coordinate 98% Cost Estimate	\$ 67,940.00	\$ 420.00	\$ -	\$ 16,482.94		
11.5 98% CoFC Review/Meeting/Site Visit	\$ 14,910.00	\$ 1,528.00	\$ 1,458.00	\$ -		
11.6 Coordinate 100% MP&E Engineering	\$ 137,220.00	\$ 790.00	\$ 2,082.00	\$ -		
11.7 Prepare 100% Plans & Final Tech Specs	\$ 96,600.00	\$ 2,524.00	\$ 4,460.00	\$ -		
11.8 100% Deliverables, Plan Review & Permit	\$ 138,500.00	\$ 3,084.00	\$ 6,864.00	\$ -		
11.9 100% Engineer's Cost Estimate	\$ 66,830.00	\$ 420.00	\$ -	\$ 14,456.64		
Task 12.0 Final Construction Documents/Bid and Award (100% Doc)	\$ 45,302.00	\$ 4,026.00	\$ 7,308.00	\$ -	\$ -	\$ 56,636.00
12.1 Coordinate & Issue Bid Documents	\$ 11,053.00	\$ 1,064.00	\$ 3,441.00	\$ -		
12.2 RFIs / Substitution Requests	\$ 18,966.00	\$ 1,528.00	\$ 1,829.00	\$ -		
12.3 Issue Addenda as required	\$ 15,283.00	\$ 1,434.00	\$ 2,038.00	\$ -		
SUBTOTAL	\$ 2,909,020.00	\$ 71,928.00	\$ 156,346.00	\$ 68,619.25	\$ 6,640.00	\$ 3,212,553.25
POST DESIGN PHASE						
Task 13.0 Preconstruction Assistance	\$ 15,400.00	\$ 840.00	\$ 972.00	\$ -	\$ -	\$ 21,212.00
13.1 Preconstruction Assistance	\$ 15,400.00	\$ 840.00	\$ 972.00			
Task 14.0 Design Services During Construction	\$ 693,485.00	\$ 10,612.00	\$ 38,120.00	\$ -	\$ -	\$ 930,977.00
14.1 Attend Construction Meetings	\$ 82,575.00	\$ 2,216.00	\$ 5,800.00			
14.2 Respond to Requests for Information (RFI's)	\$ 305,915.00	\$ 5,316.00	\$ 16,660.00			
14.3 Respond to Shop Drawing Submittals	\$ 304,995.00	\$ 3,080.00	\$ 15,660.00			
Task 15.0 Record Drawings	\$ 32,750.00	\$ 2,820.00	\$ 8,760.00	\$ -	\$ -	\$ 43,392.00
15.1 Record Drawings	\$ 32,750.00	\$ 2,820.00	\$ 8,760.00			
SUBTOTAL	\$ 741,635.00	\$ 14,272.00	\$ 47,852.00	\$ -	\$ -	\$ 995,581.00
ALLOWANCES						
ALLOWANCES						\$ 211,663.00
A.1 Owner's Allowance	\$ 200,000.00					
A.2 Allowance for Civil Optional Services	\$ 11,663.00					
TOTAL COST						
TOTAL COST:						\$ 4,419,797.25

Chandler Forensic Services Facility | Design & Post-Design Services
576 West Pecos Road - Chandler, Arizona 85225

SmithGroup
PD2301.201

EXHIBIT "C"

INSURANCE REQUIREMENTS

1. General.

- 1.1 At the same time as execution of this Agreement, Consultant must furnish City a certificate of insurance on a standard insurance industry ACORD form. The ACORD form must be issued by an insurance company authorized to transact business in the State of Arizona possessing a current A.M. Best, Inc. rating of A-7, or better and legally authorized to do business in the State of Arizona with policies and forms satisfactory to City. Provided, however, the A.M. Best rating requirement will not be deemed to apply to required Workers' Compensation coverage.
 - 1.2 Consultant and any of its subconsultants must procure and maintain, until all of their obligations have been discharged, including any warranty periods under this Agreement are satisfied, the insurances set forth below.
 - 1.3 The insurance requirements set forth below are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement.
 - 1.4 City in no way warrants that the minimum insurance limits contained in this Agreement are sufficient to protect Consultant from liabilities that might arise out of the performance of the Agreement services under this Agreement by Consultant, its agents, representatives, employees, subconsultants, and Consultant is free to purchase any additional insurance as may be determined necessary.
 - 1.5 Failure to demand evidence of full compliance with the insurance requirements in this Agreement or failure to identify any insurance deficiency will not relieve Consultant from, nor will it be considered a waiver of its obligation to maintain the required insurance at all times during the performance of this Agreement.
 - 1.6 Use of subconsultants: If any work is subcontracted in any way, Consultant must execute a written Agreement with subconsultant containing the same Indemnification Clause and Insurance Requirements as City requires of Consultant in this Agreement. Consultant is responsible for executing the Agreement with the subconsultant and obtaining Certificates of Insurance and verifying the insurance requirements.
2. Minimum Scope and Limits of Insurance. Consultant must provide coverage with limits of liability not less than those stated below.
- 2.1 *Professional Liability.* If the Agreement is the subject of any professional services or work performed by Consultant, or if Consultant engages in any professional services or work adjunct or residual to performing the work under this Agreement, Consultant must maintain Professional Liability insurance covering errors and omissions arising out of the work or services performed by Consultant, or anyone employed by Consultant, or anyone whose acts, mistakes, errors and omissions Consultant is legally liable, with a liability limit of \$1,000,000 each claim and \$2,000,000 all claims. In the event the Professional Liability

insurance policy is written on a "claims made" basis, coverage must extend for 3 years past completion and acceptance of the work or services, and Consultant, or its selected Design Professional will submit Certificates of Insurance as evidence the required coverage is in effect. The Design Professional must annually submit Certificates of Insurance citing that the applicable coverage is in force and contains the required provisions for a 3 year period.

2.2 *Commercial General Liability-Occurrence Form.* Consultant must maintain "occurrence" form Commercial General Liability insurance with a limit of not less than \$2,000,000 for each occurrence, \$4,000,000 aggregate. Said insurance must also include coverage for products and completed operations, independent contractors, personal injury and advertising injury. If any Excess insurance is utilized to fulfill the requirements of this paragraph, the Excess insurance must be "follow form" equal or broader in coverage scope than underlying insurance.

2.3 *Automobile Liability-Any Auto or Owned, Hired and Non-Owned Vehicles Vehicle Liability:* Consultant must maintain Business/Automobile Liability insurance with a limit of \$1,000,000 each accident on Consultant owned, hired, and non-owned vehicles assigned to or used in the performance of Consultant's work or services under this Agreement. If any Excess or Umbrella insurance is utilized to fulfill the requirements of this paragraph, the Excess or Umbrella insurance must be "follow form" equal or broader in coverage scope than underlying insurance.

2.4 *Workers Compensation and Employers Liability Insurance:* Consultant must maintain Workers Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Consultant employees engaged in the performance of work or services under this Agreement and must also maintain Employers' Liability insurance of not less than \$1,000,000 for each accident and \$1,000,000 disease for each employee.

3. Additional Policy Provisions Required.

3.1 *Self-Insured Retentions or Deductibles.* Any self-insured retentions and deductibles must be declared and approved by City. If not approved, City may require that the insurer reduce or eliminate any deductible or self-insured retentions with respect to City, its officers, officials, agents, employees, and volunteers.

3.1.1. Consultant's insurance must contain broad form contractual liability coverage.

3.1.2. Consultant's insurance coverage must be primary insurance with respect to City, its officers, officials, agents, and employees. Any insurance or self-insurance maintained by City, its officers, officials, agents, and employees will be in excess of the coverage provided by Consultant and must not contribute to it.

3.1.3. Consultant's insurance must apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

3.1.4. Coverage provided by Consultant must not be limited to the liability assumed under the indemnification provisions of this Agreement.

- 3.1.5. The policies must contain a severability of interest clause and waiver of subrogation against City, its officers, officials, agents, and employees, for losses arising from Work performed by Consultant for City. (Does not apply to Professional Liability coverage.)
- 3.1.6. Consultant, its successors and or assigns, are required to maintain Commercial General Liability insurance as specified in this Agreement for a minimum period of 3 years following completion and acceptance of the Work. Consultant must submit a Certificate of Insurance evidencing Commercial General Liability insurance during this 3-year period containing all the Agreement insurance requirements, including naming City of Chandler, its agents, representatives, officers, directors, officials and employees as Additional Insured as required.
- 3.1.7. If a Certificate of Insurance is submitted as verification of coverage, City will reasonably rely upon the Certificate of Insurance as evidence of coverage, but this acceptance and reliance will not waive or alter in any way the insurance requirements or obligations of this Agreement.

3.2. *Insurance Cancellation During Term of Agreement.*

- 3.2.1. If any of the required policies expire during the life of this Agreement, Consultant must forward renewal or replacement Certificates to City within 10 days after the renewal date containing all the required insurance provisions.
- 3.2.2. Each insurance policy required by the insurance provisions of this Agreement must provide the required coverage and must not be suspended, voided or canceled except after thirty (30) days prior written notice has been given to City, except when cancellation is for non-payment of premium, then ten (10) days prior notice may be given. Such notice must be sent directly to Chandler Law-Risk Management Department, Post Office Box 4008, Mailstop 628, Chandler, Arizona 85225. If any insurance company refuses to provide the required notice, Consultant or its insurance broker must notify City of any cancellation, suspension, non-renewal of any insurance within seven (7) days of receipt of insurers' notification to that effect.

3.3 *City as Additional Insured.* The policies are to contain, or be endorsed to contain, the following provisions:

- 3.3.1. The Commercial General Liability and Automobile Liability policies are to contain, or be endorsed to contain, the following provisions: City, its officers, officials, agents, and employees are additional insureds with respect to liability arising out of activities performed by, or on behalf of, Consultant; Products and Completed operations of Consultant; and automobiles owned, leased, hired, or borrowed by Consultant.
- 3.3.2. City, its officers, officials, agents, and employees must be additional insureds to the full limits of liability purchased by Consultant even if those limits of liability are in excess of those required by this Agreement.

EXHIBIT "D"
SPECIAL CONDITIONS

Standard Details and Specifications. Consultant must be familiar with City's latest revision of the MAG Specifications and MAG Standard Details as amended by City. City's current amendment to the MAG Specifications, part of City's Unified Development Manual, may be found and downloaded from City's website at <http://www.chandleraz.gov/udm>.

City Ownership of Project Documents. All work products (electronically or manually generated) including, but not limited to: plans, specifications, cost estimates, field notes, tracings, studies, investigations, design analyses, original drawings, original mylars, Computer Aided Drafting and Design (CADD) file diskettes which reflect all final drawings, and other related documents which are prepared in the performance of this Agreement (collectively referred to as "Documents") are to be and remain the property of City and are to be delivered to the Project Manager before the final payment is made to Consultant. In the event these Documents are altered, modified or adapted without the written consent of Consultant, which consent Consultant must not unreasonably withhold, City agrees to hold Consultant harmless to the extent permitted by law from the legal liability arising out of City's alteration, modification or adaptation of the Documents.

Re-use of Documents. The parties agree the documents, drawings, specifications and designs, although the property of City, are prepared for this specific project and are not intended nor represented by Consultant to be suitable for re-use for any other project. Any re-use without written verification or adaptation by Consultant for the specific purpose intended will be at City's sole risk and without liability or legal exposure to Consultant.

Documents to Bear Seal. Consultant and its subconsultants must endorse by professional seal all plans, works, and deliverables prepared by each for this Agreement as required by state law.

EXHIBIT "E"
SUBCONSULTANT DOCUMENTS WITH CONSULTANT

Any subconsultant assumptions, clarifications, exclusions, terms & conditions, signature blocks, etc. included are strictly between the Consultant and their subconsultants, and do not apply to the Agreement between the Consultant and the City.



Advanced Structural Engineering

9308 E Raintree Drive, Scottsdale, AZ 85260 602.264.1010

AdvancedStructuralEng.com

AGREEMENT FOR PROFESSIONAL SERVICES

CLIENT: Ms. Stephanie Mitrovic, Vice President
Smith Group
455 N 3rd Street, Suite 250
Phoenix, AZ 85004

DATE: April 9, 2025
PROPOSAL NO: P22095a
PROJECT NO: TBD

PROJECT: **Chandler Forensic Services Facility – Design Phase**
W Pecos Road, East of S. Hartford Street, Chandler, AZ 85225

SCOPE OF SERVICES: Structural engineering design and drafting, review your specifications, sealed calculations and construction documents, construction contract administration (review submittals, contractor clarifications (RFI's), site visits) for the Forensic Services Facility in Chandler, AZ. The following items are included in the scope of services:

- Project Notes:
 - Building is proposed to be a single story building, approximately 30,000-sf.
 - Approximate Construction Cost = \$41.5M
 - Building is intended for the following:
 - Lab and Lab Support spaces (approximately 70%), such as:
 - Evidence and Processing.
 - Computer Forensics
 - Vehicle Bays
 - Toxicology
 - Drug Chemistry
 - Office, Collaboration, and Support spaces (approximately 30%), such as,
 - Office Spaces
 - Breakroom
 - Multipurpose Room
 - Outdoor, Covered Training Area
 - Covered Entry Plaza
 - Building Utility Spaces
- Quality Control:
 - Develop quality control chart, identifying items to be observed during construction and what will require special structural inspection by the design engineer.
- Preliminary Research:
 - Implement recommendations per geotechnical reports and investigations.
- Utility/Agency Coordination:
 - Review coordination of utility conflicts with structural elements.
- Schematic Design, 30% Document Review (est. 2.5-months):
 - Determine building vertical and lateral loading.
 - Size and locate building foundation elements.
 - Size and locate building gravity elements.
 - Locate building lateral elements.



- Prepare schematic progress drawings, showing plans of building foundations and framing.
 - Coordination/Discussions/Meetings for design requirements/intent/direction, anticipate 6-meetings max.
 - Internal technical review of submittal documents.
- Design Development, 60% and 80% Document Review (est. 4-months):
 - Update building foundation elements and develop detailing for project sections.
 - Update building gravity elements and develop detailing for project sections.
 - Confirm and size building lateral elements and develop detailing for project sections.
 - Prepare design development progress drawings for 60% and 80% completion submittal.
 - Coordination/Discussions/Meetings for design requirements/intent/direction/value engineering, anticipate 8-meetings max.
 - Prepare preliminary specifications.
 - Internal technical review of submittal documents.
- Construction Documents, 90% and 100% Document Review (est. 3-months):
 - Finalize building foundation elements and detailing for project sections.
 - Finalize building gravity elements and detailing for project sections.
 - Finalize building lateral elements and detailing for project sections.
 - Assemble structural calculations.
 - Prepare construction document progress drawings for 90% submittal.
 - Address comments for drawings and calculations for finalized 100% submittal for Permit Drawings.
 - Coordination/Discussions/Meetings for design requirements/intent/direction/bid alternates, anticipate 6-meetings max.
 - Assemble final specifications.
 - Internal technical review of submittal documents.
- Contractor Coordinating/Bidding:
 - Review and respond to contractor clarification (RFI's) and Substitution requests.
 - Addenda to be issued as needed.
- Construction Administration (est. 24-months):
 - Review of shop drawings and submittals to address contractor questions on interpretation (not to exceed 2 reviews per submittal section)
 - Review and respond to contractor clarifications (RFI's) regarding interpretation of drawings or unforeseen field condition (not intended for redesign due to construction errors or other similar changes in design)
 - Attend (Pre) Construction Meetings on an as needed basis, anticipate 12 meetings.
 - Or as site visits as requested for observation.
- Record Drawings:
 - Update drawings per red-lines during Construction.

SPECIAL CONDITIONS: Additional meetings and site visits during construction administration may be requested based on the attached hourly fee schedule. Special Structural Inspections not included in this proposal, inspection to be determined at a later date. Submittal has been assumed to include all buildings as a single design package. Fee Schedule has been broken out per Client provided fee schedule, hourly breakdown included as Exhibit C.

Chandler Forensic Services Facility – Design Phase – P24095a

Ms. Stephanie Mitrovic, Vice President

April 9, 2025

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SERVICES FEE:

TASK DESCRIPTION	SUBTOTAL
DESIGN PHASE	
Task 1.0 Project Description & Scope of Construction	
Task 2.0 Assignment	
Task 3.0 Project Schedule	\$ -
3.1 Production Schedule	\$ -
Task 4.0 Quality Control	\$ 2,148.00
4.1 Quality Control Plan	\$ 2,148.00
Task 5.0 Preliminary Research	\$ 1,358.00
5.1 Perform Document Search and Research	\$ 1,358.00
5.2 Investigate Existing Conditions	\$ -
5.3 Survey	\$ -
Task 6.0 Utility/Agency Coordination	\$ 1,740.00
6.1 Coordination with Utilities (PIPG)	\$ -
6.2 Identify Utility Conflicts	\$ 1,740.00
6.3 Coordination Design of Utilities	\$ -
Task 7.0 Geotechnical Investigation	\$ -
7.1 Soil and Pavement Borings	\$ -
Task 8.0 Programming & Schematic Design (30%)	\$ 38,346.00
8.1 Site Investigation & Information Gathering	\$ 3,628.00
8.2 Prepare CAD Base Plans	\$ 33,260.00
8.3 Prepare 30% SD & ROM Cost Estimate	\$ -
8.4 CofC Review/Meeting/Site Visit	\$ 1,458.00
Task 10.0 Design Development (60% & 80%)	\$ 59,292.00
10.1 Prepare 60% CAD Base Plans	\$ 19,996.00
10.2 Coordinate Preliminary MP&E Engineering	\$ 5,756.00
10.3 Prepare 60% Plans & Outline Specs	\$ 31,596.00
10.4 Coordinate 60% Cost Estimate	\$ -
10.5 60% CofC Review/Meeting/Site Visit	\$ 1,944.00
Task 11.0 Construction Documents (90% & 100%)	\$ 46,154.00
11.1 Prepare 90% CAD Base Drwgs	\$ 10,944.00
11.2 Coordinate MP&E Engineering	\$ 2,244.00
11.3 Prepare 90% Plans & Draft Tech Specs	\$ 18,102.00
11.4 Coordinate 90% Cost Estimate	\$ -
11.5 90% CofC Review/Meeting/Site Visit	\$ 1,458.00
11.6 Coordinate 100% MP&E Engineering	\$ 2,082.00
11.7 Prepare 100% Plans & Final Tech Specs	\$ 4,460.00
11.8 100% Deliverables, Plan Review & Permit	\$ 6,864.00
11.9 100% Engineer's Cost Estimate	\$ -
Task 12.0 Contractor Coordination / Bidding	\$ 7,308.00
12.1 Coordinate & Issue Bid Documents	\$ 3,441.00
12.2 RFIs / Substitution Requests	\$ 1,829.00
12.3 Issue Addenda as required	\$ 2,038.00
POST DESIGN PHASE	
Task 1.0 Preconstruction Assistance	\$ 972.00
1.1 Preconstruction Assistance	\$ 972.00
Task 2.0 Design Services During Construction	\$ 38,120.00
2.1 Attend Construction Meetings	\$ 5,800.00
2.2 Respond to Requests for Information (RFI's)	\$ 16,660.00
2.3 Respond to Shop Drawing Submittals	\$ 15,660.00
Task 3.0 Record Drawings	\$ 8,760.00
3.1 Record Drawings	\$ 8,760.00
ALLOWANCES	
ALLOWANCES	\$ 740.00
A.1 Allowance for Printing Expenses at Direct Cost	\$ -
A.2 Allowance for Travel & Misc. Expenses	\$ 740.00
A.3 Owner's Allowance	\$ -
TOTAL COST	
TOTAL COST:	\$ 204,938.00

Chandler Forensic Services Facility – Design Phase – P24095a

Ms. Stephanie Mitrovic, Vice President

April 9, 2025

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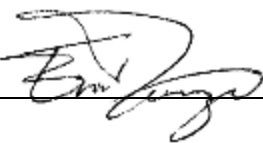
EXPENSES: Anticipated minor expenses for messengers, in-house printing and plotting, and local travel are included in our lump sum fee. Major expenses such as milestone printing for end of phase permit submittals or bid sets, while not anticipated, would be billed at our cost with markup (x1.20) if required.

We are available to start the work upon execution of this agreement by signing below and returning via email to Eric.Domingo@AdvancedStructuralEng.com.

We are looking forward to working with you on this project. If there are any questions or need for further information, please feel free to contact me or Mr. Brian Raji, PE, SE, Managing Principal.

By: **Advanced Structural Engineering**

Agreed to by: **CLIENT**

Signed: 

Signed: _____

By: Eric Domingo
Principal

By: _____
Print Name/Title/Date

This agreement includes the Terms and Conditions in Exhibit A.

Attachments: Exhibit A: Terms and Conditions on the next page
Exhibit B: Hourly Rate Schedule
Exhibit C: Hourly Breakdown
Exhibit D: Scope of Services

cc: Brian B. Raji, PE, SE, Managing Principal, ASE
Michael S. Puhlmann, PE, SE, Principal, ASE
Karen Ratliff, Principal, Marketing, ASE



EXHIBIT A

TERMS AND CONDITIONS

Advanced Structural Engineering (ASE) shall perform the services outlined in this agreement pursuant to the stated fee arrangement.

1. **Additional Services** Should the Scope of Services change from those set forth in the Agreement for Professional Services, the fee for such additional services will be negotiated between CLIENT and ASE.
2. **Limitation of Liability** To the greatest extent allowed by law, the aggregate liability of ASE for any and all injuries, claims, demands, losses, expenses or damages, of whatever kind, arising out of or in any way related to this Agreement or the services provided by ASE on this project, shall be limited to \$50,000 or the total fee received by ASE pursuant to this Agreement, whichever is greater. Further, no officer, director, shareholder or employee of ASE shall bear any personal liability to CLIENT for any and all injuries, claims, demands, losses, expenses or damages, of whatever kind or character, arising out of or in any way related to this Agreement or the services provided by ASE on this project.
3. **Mediation** All disputes between CLIENT and ASE arising out of or relating to this Agreement shall be submitted to nonbinding mediation prior to commencement of any other judicial proceeding.
4. **Dispute Handling** ASE shall make no claim against CLIENT without first providing CLIENT with a written notice of damages and providing CLIENT thirty (30) days to cure before an action is commenced. CLIENT shall make no claim either directly or in a third party claim, against ASE unless CLIENT has first provided ASE with a written certification executed by an independent professional currently practicing in the same discipline as ASE and licensed in the state of the subject project. This certification shall a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to ASE not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any judicial proceeding.
5. **Suspension of Services** If CLIENT fails to make payments to ASE in accordance with this Agreement, such failure shall provide ASE the option to suspend performance of services under this Agreement upon seven (7) days written notice to CLIENT. In the event of a suspension of services, ASE shall have no liability for any delays or damages caused because of such suspension. Before resuming services, ASE shall be paid all sums due prior to suspension and any expenses incurred by ASE in the interruption and resumption of its services. ASE's fees for the remaining services and time schedules shall be equitably adjusted. If any invoice is in dispute, CLIENT shall pay under written protest to keep the project on schedule and resolve the payment dispute after substantial completion.
6. **Termination** This Agreement may be terminated by either party with seven (7) days written notice to the other in the event of a substantial failure of performance by the other party through no fault of the terminating party. If this Agreement is terminated, ASE shall be paid for services performed to the termination notice date, including reimbursable expenses due.
7. **Ownership of Documents** The drawings, calculations and specifications are instruments of service and are, and shall remain, the property of ASE, whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing.
8. **Contract Administration** It is understood that ASE will not provide design and construction review services relating to safety measures of any contractor or subcontractor on the project. Further, it is understood that ASE will not provide any supervisory services relating to the construction for the project. Any opinions solicited from ASE relating to any such review or supervisory services shall be considered only as general information and shall not be the basis for any claim against ASE.
9. **No Third Party Beneficiary** Nothing in this Agreement shall create a contractual relationship with or a cause of action in favor of any third party against ASE or CLIENT.
10. **No Assignments** Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.
11. **Payments** ASE will submit monthly invoices. Payment is due on the date of the invoice and becomes delinquent one month thereafter. A late charge will be added to delinquent amounts at the rate of one-and-one-half percent (1 ½ %) for each one month of delinquency (or the maximum allowable by law, whichever is lower). If ASE initiates suit to recover delinquent sums owed by CLIENT, ASE shall be entitled to recover all reasonable costs incurred, including staff time, court costs, attorney's fees, expert fees and other related costs and expenses.
12. **Composite Systems/Carbon Fiber Structural Reinforcement** ASE is in collaboration with Pipe Reconstruction Inc (PRI) and Composite Wrap (CW) to provide turn-key service for the material procurement, design, installation, and inspection of advanced composite/carbon fiber reinforcement systems. Design provided shall be based on our turn-key operation, 3rd party substitutions bear all responsibility in opposing design and verification of equality.

Chandler Forensic Services Facility – Design Phase – P24095a

Ms. Stephanie Mitrovic, Vice President

April 9, 2025

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EXHIBIT B

2025 HOURLY RATE SCHEDULE

STRUCTURAL ENGINEERING SERVICES

Senior Principal	\$320.00
Principal	\$280.00
Project Manager	\$206.00
Sr. Project Engineer	\$191.00
Project Engineer/Sr. Inspector	\$156.00
Engineer/Inspector	\$141.00
CADD Technician/Drafter	\$111.00
Clerical	\$90.00

Note: Hourly rates for employees are subject to annual adjustments. Services will be billed at the employee's hourly rate in place at the time the service is provided.

IRS Mileage Rate Allowance as of 1/1/25: \$0.70/mile

Markup on expenses (mileage, travel, subsistence, reprographics, courier, express mail): 20%

Chandler Forensic Services Facility – Design Phase – P24095a

Ms. Stephanie Mitrovic, Vice President

April 9, 2025

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EXHIBIT C

PROJECT ROLE> HOURLY RATES>	PM	PM	Sr. Engr.	PE/Prof	Engr / Designer	Tech	Admin	TOTAL HOURS PER TASK	TOTAL COST PER TASK
	\$ 280.00	\$ 206.00	\$ 191.00	\$ 156.00	\$ 141.00	\$ 111.00	\$ 90.00		
TASK DESCRIPTION									
DESIGN PHASE									
Task 1.0 Project Description & Scope of Construction									
Task 2.0 Assignment									
Task 3.0 Project Schedule	0	0	0	0	0	0	0	0	\$ -
3.1 Production Schedule								0	\$ -
Task 4.0 Quality Control	2	4	4	0	0	0	0	10	\$ 2,148.00
4.1 Quality Control Plan	2	4	4					10	\$ 2,148.00
Task 5.0 Preliminary Research	0	2	2	0	4	0	0	8	\$ 1,358.00
5.1 Perform Document Search and Research		2	2		4			8	\$ 1,358.00
5.2 Investigate Existing Conditions								0	\$ -
5.3 Survey								0	\$ -
Task 6.0 Utility/Agency Coordination	0	2	4	0	4	0	0	10	\$ 1,740.00
6.1 Coordination with Utilities (PIPG)								0	\$ -
6.2 Identify Utility Conflicts		2	4		4			10	\$ 1,740.00
6.3 Coordination Design of Utilities								0	\$ -
Task 7.0 Geotechnical Investigation	0	0	0	0	0	0	0	0	\$ -
7.1 Soil and Pavement Borings								0	\$ -
Task 8.0 Programming & Schematic Design (30%)	11	29	48	0	64	100	0	252	\$ 38,346.00
8.1 Site Investigation & Information Gathering	2	2	8		8			20	\$ 3,628.00
8.2 Prepare CAD Base Plans	6	24	40		56	100		226	\$ 33,260.00
8.3 Prepare 30% SD & ROM Cost Estimate								0	\$ -
8.4 CoC Review/Meeting/Site Visit	3	3						6	\$ 1,458.00
Task 10.0 Design Development (60% & 80%)	10	40	78	0	98	176	0	402	\$ 59,292.00
10.1 Prepare 60% CAD Base Plans	2	12	28		32	64		138	\$ 19,996.00
10.2 Coordinate Preliminary MP&E Engineering	1	4	10		10	12		37	\$ 5,756.00
10.3 Prepare 60% Plans & Outline Specs	3	20	40		56	100		219	\$ 31,596.00
10.4 Coordinate 60% Cost Estimate								0	\$ -
10.5 60% CoC Review/Meeting/Site Visit	4	4						8	\$ 1,944.00
Task 11.0 Construction Documents (90% & 100%)	9	35	62	0	72	130	0	308	\$ 46,154.00
11.1 Prepare 90% CAD Base Drwgs	1	6	16		20	32		75	\$ 10,944.00
11.2 Coordinate MP&E Engineering	1	2	2		2	8		15	\$ 2,244.00
11.3 Prepare 90% Plans & Draft Tech Specs	1	16	24		28	54		123	\$ 18,102.00
11.4 Coordinate 90% Cost Estimate								0	\$ -
11.5 90% CoC Review/Meeting/Site Visit	3	3						6	\$ 1,458.00
11.6 Coordinate 100% MP&E Engineering	1	2	2		4	4		13	\$ 2,082.00
11.7 Prepare 100% Plans & Final Tech Specs	1	2	6		6	16		31	\$ 4,460.00
11.8 100% Deliverables, Plan Review & Permit	1	4	12		12	16		45	\$ 6,864.00
11.9 100% Engineer's Cost Estimate								0	\$ -
Task 12.0 Contractor Coordination / Bidding	4	5	8	0	10	20	0	47	\$ 7,308.00
12.1 Coordinate & Issue Bid Documents	2	2	3		4	12		23	\$ 3,441.00
12.2 RFIs / Substitution Requests	1	2	3		4			10	\$ 1,829.00
12.3 Issue Addenda as required	1	1	2		2	8		14	\$ 2,038.00
POST DESIGN PHASE									
Task 1.0 Preconstruction Assistance	2	2	0	0	0	0	0	4	\$ 972.00
1.1 Preconstruction Assistance	2	2						4	\$ 972.00
Task 2.0 Design Services During Construction	8	28	80	0	80	32	0	228	\$ 38,120.00
2.1 Attend Construction Meetings	6	20						26	\$ 5,800.00
2.2 Respond to Requests for Information (RFIs)	1	4	50		30	16		101	\$ 16,660.00
2.3 Respond to Shop Drawing Submittals	1	4	30		50	16		101	\$ 15,660.00
Task 3.0 Record Drawings	6	6	12	0	0	32	0	56	\$ 8,760.00
3.1 Record Drawings	6	6	12			32		56	\$ 8,760.00



EXHIBIT D

The services of the Structural Engineer of Record (SER) for this proposal include those summarized below.

Scope of SER's Basic Services	Included	Not Included	Remarks
1.0 SCHEMATIC DESIGN PHASE			
1.1 a. Confirm Scope of Structural Services	✓		
b. Assist in Development of Schedule	✓		
c. Assist in Determining Channels of Communication	✓		
d. Confirm Number of Meetings and Number of Site Visits	✓		
e. Confirm Fees and Payment Schedule	✓		
f. Execute Contract	✓		
1.2 a. Attend Meetings	✓		As Required.
b. Establish Structural Design Criteria	✓		
c. Prepare Studies of Alternative Structural Systems	✓		.
d. Assist in Selection of Structural System	✓		
e. Provide Structural Criteria for Geotechnical Consultant	✓		
f. Assist in Determining Need for Special Studies	✓		
g. Assist in development of LEED strategies		✓	
h. Consult with Public Agencies	✓		
i. Written Narrative of Structural Systems		✓	
1.3 a. Prepare Schematic Opinion of Probable Construction Costs		✓	
b. Suggest Possible Changes to Effect Savings	✓		
c. Prepare Schematic Design Documents (AutoCad)		✓	See Footnote 2
d. Prepare Schematic Design Documents (Revit)	✓		See Footnote 1
e. Provide SD Phase Revit Modeling, but no plans		✓	See Footnote 1
1. Prepare Preliminary Structural Design Calculations for Typical Elements		✓	
2. Prepare Preliminary Foundation Drawings		✓	See Item 6.1.
3. Prepare Preliminary Framing Layout Drawings		✓	See Item 6.1.
4. Prepare Typical Detail Sheet(s)		✓	See Item 6.1.

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Ms. Stephanie Mitrovic, Vice President

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Scope of SER's Basic Services	Included	Not Included	Remarks
2.0 DESIGN DEVELOPMENT PHASE			
2.1 a. Attend Meetings	✓		As Required.
b. Prepare Design Development Documents			
1. Prepare Preliminary Structural Design Calculations for Typical Elements		✓	
2. Develop Foundation Drawings	✓		See Item 6.1.
3. Develop Framing Plans	✓		See Item 6.1.
4. Prepare Typical Detail Sheet(s)	✓		See Item 6.1.
c. Prepare or Edit Outline Specifications for Structural Items	✓		
d. Identify Pre-Engineered Structural Elements	✓		
e. Update LEED strategies		✓	
f. Review Results of Special Studies	✓		
g. Coordinate Structural Design with Special Design Criteria	✓		
h. Submit Design Development Documentation for Approval	✓		
2.2 a. Revise Schematic Opinion of Probable Construction Costs		✓	
3.0 CONSTRUCTION DOCUMENTS PHASE			
3.1 a. Prepare Structural Design of Primary Structural System	✓		
b. Designate Elements to be designed by Specialty Engineers, and Specify Structural Criteria for Specialty Engineer's Design of Pre-Engineered Structural Elements	✓		
c. Review Effect of Secondary or Non-Structural Elements Attached to Primary Structural System	✓		
d. Attend Meetings	✓		As Required.
e. Assist in Coordination with Building Code Officials	✓		
f. Complete Structural Calculations	✓		
g. Complete Structural Drawings	✓		See Item 6.1.
h. Prepare or Edit Specifications for the Primary Structural System	✓		
i. Assist in Establishing Testing and Special Structural Inspections Requirements	✓		

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Scope of SER's Basic Services	Included	Not Included	Remarks
j. Incorporate LEED strategies into drawings and specifications		✓	
k. Perform Checking and Coordination of the Structural Documents	✓		
3.2 a. Prepare early bid packages.		✓	
b. Prepare Phased Permit Submittals.		✓	
3.3 a. Revise Opinion of Probable Construction Costs		✓	
3.4 a. Assist in Filing Construction Documents for Approval by Building Official		✓	
4.0 BIDDING OR APPROVALS PHASE			
4.1 a. Make Revisions to Construction Documents as Required by Building Official	✓		
b. Assist in Evaluating Bidders Qualifications	✓		
c. Provide Structural Addenda and Clarifications	✓		
d. Attend Pre-Bid Conference		✓	
e. Assist in Bid Evaluation	✓		
5.0 CONSTRUCTION PHASE - ADMINISTRATION OF THE CONSTRUCTION CONTRACT			
5.1 a. Attend Pre-Construction Meeting	✓		
b. Assist in Establishing Communications Procedures	✓		
c. Assist in Establishing Procedures for Testing and Special Structural Inspections	✓		
d. Assist in Confirming Submittal Procedures	✓		
e. Assist in Selection of Testing and Inspection Agency		✓	
f. Advise Client and Contractor which Structural Elements Require Construction Observation by SER	✓		
5.2 a. Make Construction Observation Site Visits at Intervals Appropriate to the Stage of Construction		✓	
b. Prepare Site Visit Reports		✓	
c. Conduct Jobsite Observation Visits to Determine Substantial Completion and Final Completion of the Overall Project		✓	
5.3 a. Assist in Determining the Amounts Due to the Contractor for the Structural Work	✓		
5.4 a. Provide Interpretations of Structural Construction Documents (RFI's)	✓		

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Scope of SER's Basic Services	Included	Not Included	Remarks
5.5 a. Provide Recommendations Regarding Claims, Disputes and Other Matters Relating to Execution or Progress of the Structural Work	✓		
5.6 a. Assist in Determining Whether Non-Conforming Structural Work Shall be Rejected	✓		
5.7 a. Review Specified Submittals for Pre-Engineered Structural Elements	✓		Up to (2) Reviews per package
b. Review Submittals for Items Designed by SER	✓		Up to (2) Reviews per package
c. Review Testing and Inspection Reports	✓		
d. Initiate Appropriate Action to Those Reports, if Required	✓		
e. Review Contractor's As-Built Drawings Submittal	✓		
5.8 a. Assist in Preparing Change Orders Relating to the Structural Work		✓	
5.9 a. Review Contractor's Procurement Plan, Schedule, and Safety Plans		✓	
b. Review Contractor's Construction Schedule and Payment Requests		✓	
c. Attend Client's weekly (or periodic) meetings with Owner and/or Contractor (OAC meetings)	✓		Max of (12) visits. As needed.
6.0 OPTIONAL ADDITIONAL SERVICES			
6.1 Develop 3-Dimensional Model with Building Information Modeling (Revit)	✓		See Footnote 1
6.2 Assist in Providing Analysis of Owner's Needs for This Part of the Project		✓	
6.3 Provide Special Studies		✓	
6.4 Provide Comparative Studies of Prospective Sites		✓	
6.5 Provide Special Surveys		✓	
6.6 Provide Services Relative to Future Facilities, Systems, and Equipment		✓	
6.7 Provide Service to Investigate Existing Conditions of Facilities, or to Make Measured Drawings Thereof		✓	
6.8 Provide Services to Verify Accuracy of Information Furnished by Architect		✓	

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Scope of SER's Basic Services		Included	Not Included	Remarks
6.9	Provide Coordination of Construction Performed by Separate Contractors or by Owner's Forces		✓	
6.10	Provide Services Regarding Work of a Construction Manager or Separate Consultants Retained by Owner		✓	
6.11	Provide Detailed Estimates of Construction Cost		✓	
6.12	Provide Detailed Quantity Surveys or Inventories of Material and Labor		✓	
6.13	Provide Analysis of Owning and Operating Costs		✓	
6.14	Provide Services Related to Interior Design Services		✓	
6.15	Provide Services for Planning Tenant or Rental Spaces		✓	
6.16	Make Investigations or Appraisals of Existing Materials or Facilities		✓	
6.17	Prepare Record Drawings Based on Contractor's As-Built Drawings Mark-ups		✓	
6.18	Provide Assistance in the Utilization of Equipment or Systems		✓	
6.19	Provide Services after Final Certificates for Payment or More than 60 days after Date of Substantial Completion		✓	
6.20	Provide Services of Sub-Consultants		✓	
6.21	Provide Coordination of Work in Conjunction with Owner Supplied Equipment or Materials		✓	
6.22	Provide Services Related to Non-structural or Secondary Structural Elements and Their Attachments:			
a.	Exterior Cladding System, Curtain Wall, Metal Stud Framing, Precast Fascia Panels		✓	Embed / Attachment details to Structure are included.
b.	Interior Architectural Systems		✓	Review of details drawn by Architect are included.
c.	Window Washing Systems and Tie Downs		✓	
d.	Antenna or Flagpoles		✓	

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Scope of SER's Basic Services	Included	Not Included	Remarks
e. Calculations and details for anchorage of mechanical, electrical, or plumbing equipment.		✓	
f. Calculations and details for anchorage of MPE distribution systems.		✓	Review of submittals prepared by others.
g. Calculations and details for anchorage of medical equipment and components.		✓	Details to be drawn by Architect.
h. Calculations and details for anchorage of owner-furnished equipment or equipment that is substituted at contractor's or owner's request after approval by reviewing agency.		✓	
i. Special seismic certification of equipment.		✓	Review of submittals prepared by others.
j. Storage Tanks or Underground Vaults		✓	
k. Mechanisms or Guide Systems for Elevators, Escalators or other Conveying Equipment		✓	Rail Supports and Attachments are included.
l. Pre-Engineered Stairs and Handrails designed by others.		✓	Embed / Attachment details are included.
m. Swimming Pools.		✓	
n. Detailed Storefront and Skylight Design		✓	
6.23 Provide Services Related to Sitework Elements:			
a. Retaining Walls, Free-Standing Walls, Trash Enclosures	✓		
b. Culverts, Bridges, Foot Bridges, Sidewalks, Utility/Drainage Vaults/Pads, Guardrails		✓	
c. Landscape Elements, Furnishings, Artwork		✓	
d. Flagpoles, Lighting Poles, AV/Security Poles, Solar Panel Racks	✓		
e. Signs		✓	
f. Miscellaneous Site Structures (including shade canopies, gazebos, trellises)		✓	
g. Fencing, Gates, Backstops, Playground/Sporting Equipment, Skateparks		✓	
h. Pre-Engineered Metal Buildings (PEMB), Parking Canopies and their Foundations		✓	
6.24 Provide Non-Linear Dynamic Seismic Analysis		✓	

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Scope of SER's Basic Services		Included	Not Included	Remarks
6.25	Provide Analysis of Floor Response to Foot-fall or Vibratory Equipment		✓	
6.26	Provide Services Relative to Special Wind Analysis		✓	
6.27	Provide Services Related to Seismic Risk Analysis		✓	
6.28	Respond to, or Incorporate Peer Review Comments		✓	
6.29	Prepare Demolition Documents		✓	
6.30	Prepare Excavation, Excavation Shoring, or Underpinning Documents		✓	
6.31	Provide a Feasibility Study Regarding the use of Base Isolation or Other Passive Energy Dissipation Systems		✓	
6.32	Designing, detailing, or specifying waterproofing or watertightness		✓	
6.33	Designing, detailing, or specifying Life Safety and Fireproofing		✓	
6.34	Provide a Complete Analysis & Design of Base Isolation or Other Passive Energy Dissipation Systems		✓	
6.35	Construction sequencing and special techniques.		✓	
6.36	Fast-track construction or phased submittals (or as determined during the Project Definition Phase)		✓	
6.37	Redesign due to owner or design team revisions after previous fast-track or phased packages have been coordinated, approved, and submitted		✓	
6.38	Field modifications or substitutions originated by contractor or owner.		✓	
6.39	Redesign required due to construction costs exceeding the construction estimates.		✓	
6.40	Redesign and/or investigation of alternative details or methods of construction requested after the plans have been essentially completed.		✓	



Scope of SER's Basic Services	Included	Not Included	Remarks
7.0 ITEMS EXCLUDED FROM BASIC SERVICES			
7.1 Design, detailing, or specifying of waterproofing.		✓	
7.2 Soils investigations or reports.		✓	
7.3 Surveying.		✓	
7.4 Civil engineering.		✓	
7.5 Review of safety measures.		✓	
7.6 Material sampling and testing.		✓	
7.7 Blast analysis, or accidental chemical explosion engineering.		✓	
7.8 Performance based engineering.		✓	
7.9 Continuous job inspection or "Special Inspection" as required by Section 1704 of the Building Code.	✓		Fee Schedule to be determined based on Construction Scheduling

Footnotes:

1. Revit Building Information Modeling (BIM) Model will be created through the receipt of periodic architectural updates and annotated redline drawings. The Copy/Monitor technique of model updates will not be relied upon. BIM Model is for contract document, coordination and clash detection purposes and shall not be used for thorough estimating of quantities, shop drawing production, construction means and methods or detailed on site coordination. Based roughly on AIA E-202 Level of Development (LOD) 300 the BIM Model will include:

- Accurate quantity, size, shape, location and orientation of structural members drawn with standard coarse visibility in plan view and medium or fine visibility in elevations and details; gridlines, dimensions, foundation and floor elevations
- Slab and deck edges, and major openings; floor slabs; lateral force resisting elements – shear walls, braced and moment frames

BIM Model will not Include:

- Connection bolts, plates, weldments; reinforcing steel, lintels in concrete/masonry
- Stairs; fluted decking; cladding or cladding support elements
- Non-structural and secondary elements such as canopies, sun shades, cornices, towers, signage, sitework elements, etc.

2. Traditional 2 Dimensional Modeling, AutoCAD or Other will be drawn in conformance with the National CAD Standards with ASE specific deviations for readability.

April 9, 2025

Stephanie Mitrovic
Vice President | Science + Technology
Smithgroup
455 N 3rd St #250, Phoenix AZ 85004

**RE: Chandler Forensics Building
576 West Pecos Road, Chandler
Survey & Civil Engineering Services Proposal**

Stephanie,

Thank you for the opportunity to submit this proposal to provide survey and civil engineering services. This proposal has been prepared based on our understanding of the project as described in the Project Understanding and Scope of Services sections. We look forward to partnering with your team for a successful project.

PROJECT UNDERSTANDING:

Project summary

- Construction of a new 30,000 SF forensic building for the City of Chandler Police Department
- The project is within approximately 2.8 of the existing 3.61 acres of mostly undeveloped Chandler property as shown in the attached exhibit
- The location of the proposed building is currently a public roadway with existing public utilities that will be abandoned
- Adjacent developments include residential developments to the north and east, multifamily residential to the south across Pecos Road, and an existing police building and yard to the west

Grading & Drainage

- Retention will be provided for the 100-year, 2-hour rainfall event plus 10% within an above ground retention basin. Alternatively, because the site retention requirement is accounted for in the regional Denver Basin at Fairview Street and Nebraska Street, it will be confirmed if the City will require any onsite retention through the Preliminary Technical Site Plan review process. It's anticipated that some volume will be required to be provided to replace displaced volume due to new improvements
- Off-site flows are not expected

Existing/proposed utilities:

- Fire service will be provided with a looped fire line with connections to the public mains at Hartford Street and Pecos Road
- Domestic water service will be provided with a connection to the public main within the adjacent Pecos Road
- Sanitary sewer service will be provided with a connection to the public main within the existing Industrial Avenue to the north of the proposed building if possible based on existing inverts at the main and proposed building service connection inverts. Otherwise, sewer service connection may be at Pecos Road.
- Utility relocations are not expected
- Abandonment of portions of existing utilities are expected including power, communications, water and sewer. Dibble will coordinate communication with utilities per COC PIPG
- The existing building's sewer service will likely need to be replaced with an IPC acceptable pipe under the proposed building
- Off-site utility improvements are not expected

Adjacent roadway infrastructure:

- Adjacent roadways are fully developed. Expected improvements include abandoning Industrial Avenue right-of-way, maintaining the connection from Industrial Avenue to Pecos for use as access to the site, and providing an additional secondary driveway connection to Pecos.



Parcel summary

- A Replat or Lot Combo may be required and this service is provided as an allowance. An allowance for two utility easements for electrical or other utilities is included. A vacation plat for the abandonment of Industrial Avenue right of way is included.

CONDITIONS:

- Architect will provide electronic files (AutoCAD) of the proposed site and building improvements for use as the basis of the civil design
- The Client will provide a Geotechnical Report with recommendations for pavement sections and percolation rates to complete the civil design for this project.
- Submittals will be made via pdf documents and printing if required will be done by others or reimbursed at cost to Dibble
- Submittal and review fees will be paid by Owner/Architect at the time of submittal
- Client will provide a current Title Report including Schedule 'B' items
- The project will utilize the topographic survey performed in 2023 for the study phase of the project. Verification of the existing survey is provided in this scope
- Site plan changes received less than two weeks prior to SD (30%), or DD (60%) submittal deadlines will not be incorporated until the next submittal in order to allow Dibble to perform our typical QA/QC process on these submittals prior to making our submittal.
- Site plan changes made after DD phase will require additional services request.
- Plan changes received less than two weeks prior to the CD submittal will require additional time and additional fees to incorporate into the civil plans to allow Dibble to perform our typical QA/QC process on this submittal prior to making our submittal.
- Meetings and construction phase site observations are as noted in each section. Should the required meeting attendance exceed the expected number of meetings additional compensation will be requested.

DESIGN STANDARDS/PERMITTING AGENCY

Design will conform to the following Authorities Having Jurisdiction (AHJ).

- City of Chandler
- Maricopa County Environmental Services Department (sewer if manholes are required)

Design will be reviewed and permitted by the following AHJ(s)

- City of Chandler
- Maricopa County Environmental Services Department (for sewer if required)

SCHEDULE:

- Dibble is prepared to begin immediately and will coordinate with the Owner/Architect to establish a project schedule.

SCOPE OF SERVICES:

1.0 Project Description & Scope of Construction

No Services provided by Dibble.

2.0 Assignment

No Services provided by Dibble.

3.0 Project Schedule

Architect to develop schedule. Dibble will provide input on civil related items including utility abandonments

4.0 Quality Control

4.1 Quality Control Plan

Dibble will comply with quality control plan as developed by Architect and perform internal QA/QC per Dibble Quality standards.



5.0 Preliminary Research

5.1 Perform Document Search and Research

- Perform document search per COC requirements including researching as-builts, rights-of-way, survey ties and benchmarks, policies and standards, reports, utility company maps and as-builts

5.2 Investigate Existing Conditions

- Investigate existing conditions and verify accuracy of drawings or other information furnished by City.

5.3 Survey

Project Control

Dibble will provide survey services including:

- Dibble will confirm the project control for the site and verify field conditions did not change since original survey in 2023 with spot survey shots and visual observations
- Additional survey shots will be provided to assist with accurate tie in of new building to existing building
- Basis of Elevation: Elevations shall be tied to the City of Chandler datum
- Basis of Coordinates: Coordinates (Northing and Easting) shall be based upon the City of Chandler datum
- Changes to site conditions will be reflected on an updated CAD file

6.0 Utility/Agency Coordination

6.1 Coordination with Utilities (PIPG)

- Utility coordination as required by COC "UTILITY COORDINATION FOR CIP PROJECTS" including submitting conflict reviews at each deliverable to the City
- Schedule meetings with utilities to coordinate utility relocations and schedules for relocations if necessary

6.2 Identify Utility Conflicts

- Identify utility conflicts early based on mapping, survey and other preliminary research information
- Review utility conflict responses from utility companies

6.3 Coordinate Design of Utilities

- Through the conflict review process, utility companies will have the first opportunity to review project design plans
- Dibble will coordinate with utility providers at the appropriate stage (typically at final design) and will coordinate applications with utility providers and City to initiate the design

7.0 Geotechnical Investigation

No Services provided by Dibble

8.0 Programming

No Services provided by Dibble

9.0 Schematic Design (30% Document Review)

Dibble will prepare Schematic Design documents including:

- Develop on-site plans including site demolition plan, civil site plan, grading & drainage plan, and utility plan
- Develop design of horizontal control of the site elements of the project including walls, hardscape, drives, and drainage features
- Develop design of water, sewer, and fire protection services
- Develop design of storm water conveyance, above ground retention facilities
- Develop draft drainage calculations
- Coordinate dry utilities by acquiring design plans from design team and illustrating dry utility alignment on civil plans, for reference only
- Coordination with Owner, Architect, Plumbing Engineer & Landscape Architect

9.1 Site Investigation & Information Gathering

9.2 Prepare CAD Base Plans

9.3 Prepare 30% SD & Rom Cost Estimate

9.4 CofC Review/Meeting/Site Visit

- 4 ea. - 2 hour meetings



10.0 Design Development (60% & 80% Document Review)

Dibble will prepare Design Development documents including:

- Refine on-site plans including site demolition plan, civil site plan, grading & drainage plan, utility plan, cross sections, and details
- Refine design of horizontal control and vertical design & control of the site elements of the project including walls, hardscape, drives, and drainage features
- Refine design of water, sewer, and fire protection services
- Refine design of storm water conveyance, above ground retention facilities
- Coordinate dry utilities by acquiring design plans from design team and illustrating dry utility alignment on civil plans, for reference only
- Coordination with Owner, Architect, Plumbing Engineer & Landscape Architect

10.1 Prepare 60% CAD Base Plans

10.2 Coordinate Preliminary MP&E Engineering

10.3 Prepare 60% Plans & outline Specs

10.4 Coordinate 60% Cost Estimate

10.5 60% CofC Review/Meeting/Site Visit

- 4 ea. - 2 hour meetings

11.0 Construction Documents (98% Document Review)

Dibble will prepare Construction Documents including:

- Finalize on-site plans including site demolition plan, civil site plan, grading & drainage plan, utility plan, cross sections, and details
- Finalize design of horizontal control and vertical design & control of the site elements of the project including walls, hardscape, drives, and drainage features
- Finalize the design of water, sewer, and fire protection services
- Finalize design of storm water conveyance, above ground retention facilities
- Prepare final drainage report
- Coordinate dry utilities by acquiring design plans from design team and illustrating dry utility alignment on civil plans, for reference only
- Coordination with Owner, Architect, Plumbing Engineer & Landscape Architect
- Prepare the SWMP (Storm Water Management Plan) in cooperation with the Contractor meeting the requirements of ADEQ and the City of Chandler

11.1 Prepare 90% CAD Base Drwgs

11.2 Coordinate MP&E Engineering

11.3 Prepare 90% Plans & Draft Specs

11.4 Coordinate 90% Cost Estimate

11.5 90% CofC Review/Meeting/Site Visit

- 4 ea. - 2 hour meetings

12.0 Bid & Award

Dibble will perform Bidding/Permitting services including:

- Coordinate AHJ provided civil review comments and meet with AHJ staff to resolve civil comments
- Respond/address AHJ civil comments
- Prepare civil permit resubmittal
- Assist Owner/ Contractor in acquiring civil construction permits
- Respond to bidding Contractor/Sub-Contractor civil related questions

12.1 Coordinate 100% MP&E Engineering

12.2 Prepare 100% Plans & Final Tech Specs

12.3 100% Deliverables, Plan Review & Permit

12.4 100% Engineer's Cost Estimate

12.5 Coordinate & Issue Bid Documents

12.6 RFIs / Substitution Requests

12.7 Issue Addenda as required

POST DESIGN PHASE

1.0 Preconstruction Assistance

1.1 Preconstruction Assistance

- Attend the preconstruction meeting

2.0 Engineering or Architectural Design Services During Construction

2.1 Task 2.1 Attend Construction Meetings

- Attend construction meetings, as needed. Dibble assumes attendance of three (3) weekly construction meetings and a punch walk.

2.2 Task 2.2 Respond to Requests for Information (RFI's)

- Review, evaluate, and respond to contractor Requests for Information (RFI's) forwarded by the CM Firm for civil design review. Consultant assumes a maximum of sixteen (12) RFI responses.

2.3 Task 2.3 Respond to Shop Drawing Submittals

- Review, evaluate, and respond to any Contractor Shop Drawing submittals forwarded by the CM Firm for design review. Consultant assumes a maximum of twelve (12) reviews.

3.0 Record Drawings

3.1 Task 3.1 Record Drawings

- Transfer red-line comments to City's construction plans to create record drawings.
- Provide resident engineer stamp/certification on record drawings cover sheet. Ensure all required signatures on the cover sheet.
- Provide and deliver record drawings in mylar, paper and digital pdf format to the City as required for as-built submittal process at city permit counter.

ALLOWANCE/SUB-CONSULTANTS

A.4 Replat/Lot Combo

Dibble will perform Replat services including:

- Prepare Replat Parcels 303-63-004C, 303-63-003A, 303-63-002B, 303-63-002A, 303-63-004B

Or

Dibble will perform Lot Combination services including:

- Prepare Lot Combination of Parcels 303-63-002A, 303-63-004B

A.5 Abandonment Legal Description & Exhibit

Dibble will prepare Legal Description & Exhibits for abandonment of Industrial Avenue

A.6 ALTA/NSPS Land Title Survey

Dibble will perform ALTA/NSPS Land Title Survey services including:

- Dibble will prepare an ALTA/NSPS Land Title Survey in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys sealed by an Arizona Registered Professional Land Surveyor
- Parcel(s) 303-63-004B
- Included Optional Table A Items 1, 2, 3, 4, 5, 8, 11, 13, 14 & 16.
- Perform field work to acquire the necessary data
- Prepare design ready AutoCAD base file including the field survey of the project area, property boundaries, existing utilities based on information from the field survey and available utility as-built information

A.7 Legal Description & Exhibit for Utility Easements

Dibble will prepare Legal Description & Exhibits including:

- Easement dedication for electrical
- Easement dedication for other utility

A.8 Fire Flow Test (allowance)

- Fire flow test for building fire flow calculations

A.9 Potholing (allowance)

- Allowance for potholing. Exact number and scope to be defined as design develops



EXCLUSIONS:

Unless noted otherwise within the Scope of Services the following services are excluded from this proposal

- Cost of permits or fees
- Traffic study/Traffic impact analysis/Signal design
- Roadway signing & striping design
- Sub-surface exploration (utility pot-holing)
- Environmental investigations
- Geotechnical investigation
- Pavement section design & percolation tests (To be provided by Geotechnical Engineer)
- Design of off-site/public street, sidewalk, water, or sewer improvements
- Off-site flow analysis, floodplain analysis/modification/permitting, 404 permitting, off-site hydrology/hydraulics study
- Electrical design, communications systems design, mechanical design, natural gas design, landscaping, and irrigation design
- Site structural design including walls
- Street light plan/street light design
- Construction staking/Construction inspection
- As-built survey
- Certification of finish floor elevation
- NOI (Notice of Intent) application by Contractor

FEES:

Refer to attached Tables B-1 and B-2

STANDARD BILLING RATES (January 1, 2024)

Project Manager	210.00
QA/QC Manager	210.00
Project Engineer (PE)	172.00
Assistant Project Engineer (EIT)	140.00
Senior Designer	150.00
Land Surveyor (RLS)	192.00
Survey Technician	107.00
Survey Crew	200.00
Project Coordinator	128.00

ADDITIONAL SERVICES:

If the Consultant/Engineer is required to perform services in addition to those outlined in the Scope of Services, by reason of substantial changes ordered by the Owner or Architect or for any reason beyond the Consultant's/Engineer's control, they are to receive compensation for such services. Compensation for additional services not included in the Scope of Services for the basic services shall be based on time expended. Additional services must be approved by the Owner prior to the start of such work.

Invoices will be submitted monthly based on the percentage of the survey and civil engineering services that are complete. These invoices will be due and payable upon receipt and will be considered past due if not paid within seven days after Client's receipt of payment from the Owner.

If you have any questions, please feel free to call us at (602) 957-1155.

Sincerely,



Adrian Carvajal, P.E.

Senior Project Manager, Land Development

Dibble



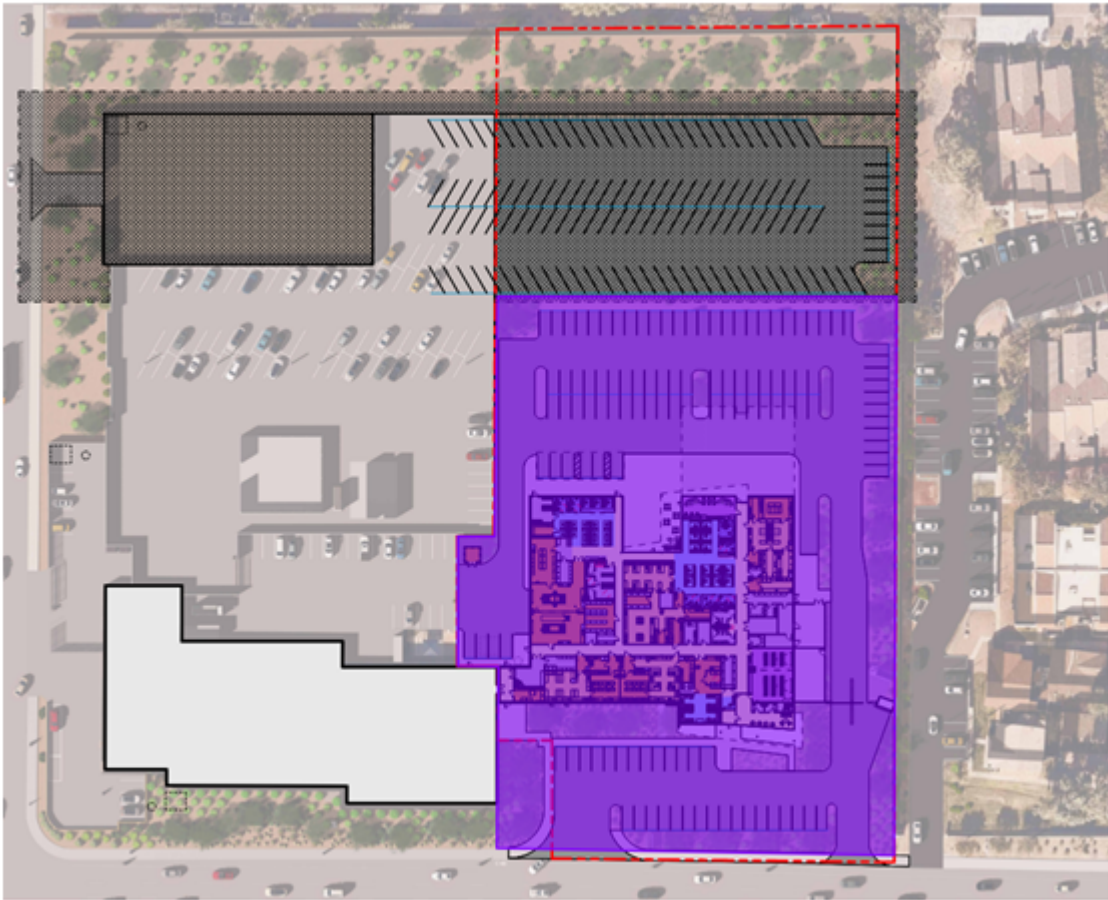
Jeffrey L. McBride, P.E.

Vice President, Land Development

Dibble



Site Exhibit



PROJECT SITE
124,498.4 sq'
2.858 acres

p 480.757.7876 | 1640 South Stapley Drive, Suite 120
f 602.957.2838 | Mesa, AZ 85204

dibblecorp.com

EXHIBIT "B-1"
Lump Sum Cost Per Task

TASK DESCRIPTION	SUBTOTAL
DESIGN PHASE	
Task 1.0 Project Description & Scope of Construction	
Task 2.0 Assignment	
Task 3.0 Project Schedule	\$ 840.00
3.1 Production Schedule	\$ 840.00
Task 4.0 Quality Control	\$ 1,680.00
4.1 Quality Control Plan	\$ 1,680.00
Task 5.0 Preliminary Research	\$ 3,942.00
5.1 Perform Document Search and Research	\$ 1,394.00
5.2 Investigate Existing Conditions	\$ 942.00
5.3 Survey	\$ 1,606.00
Task 6.0 Utility/Agency Coordination	\$ 8,766.00
6.1 Coordination with Utilities (PIPG)	\$ 2,444.00
6.2 Identify Utility Conflicts	\$ 2,018.00
6.3 Coordinate Design of Utilities	\$ 4,304.00
Task 7.0 Geotechnical Investigation	\$ -
7.1 Soil and Pavement Borings	\$ -
Task 8.0 Schematic Design (30%)	\$ 14,084.00
8.1 Site Investigation & Information Gathering	\$ 1,324.00
8.2 Prepare CAD Base Plans	\$ 6,948.00
8.3 Prepare 30% SD & ROM Cost Estimate	\$ 4,284.00
8.4 CoC Review/Meeting/Site Visit	\$ 1,528.00
Task 10.0 Design Development (60% & 80%)	\$ 14,688.00
10.1 Prepare 60% CAD Base Plans	\$ 3,684.00
10.2 Coordinate Preliminary MP&E Engineering	\$ 1,000.00
10.3 Prepare 60% Plans & Outline Specs	\$ 8,056.00
10.4 Coordinate 60% Cost Estimate	\$ 420.00
10.5 60% CoC Review/Meeting/Site Visit	\$ 1,528.00
Task 11.0 Construction Documents (90% & 100%)	\$ 17,084.00
11.1 Prepare 90% CAD Base Drwgs	\$ 3,084.00
11.2 Coordinate MP&E Engineering	\$ 580.00
11.3 Prepare 90% Plans & Draft Tech Specs	\$ 11,472.00
11.4 Coordinate 90% Cost Estimate	\$ 420.00
11.5 90% CoC Review/Meeting/Site Visit	\$ 1,528.00
Task 12.0 Contractor Coordination / Bidding	\$ 10,844.00
12.1 Coordinate 100% MP&E Engineering	\$ 790.00
12.2 Prepare 100% Plans & Final Tech Specs	\$ 2,524.00
12.3 100% Deliverables, Plan Review & Permit	\$ 3,084.00
12.4 100% Engineer's Cost Estimate	\$ 420.00
12.5 Coordinate & Issue Bid Documents	\$ 1,064.00
12.6 RFIs / Substitution Requests	\$ 1,528.00
12.7 Issue Addenda as required	\$ 1,434.00
POST DESIGN PHASE	
Task 1.0 Preconstruction Assistance	\$ 840.00
1.1 Preconstruction Assistance	\$ 840.00
Task 2.0 Design Services During Construction	\$ 10,612.00
2.1 Attend Construction Meetings	\$ 2,216.00
2.2 Respond to Requests for Information (RFI's)	\$ 5,316.00
2.3 Respond to Shop Drawing Submittals	\$ 3,080.00
Task 3.0 Record Drawings	\$ 2,820.00
3.1 Record Drawings	\$ 2,820.00
ALLOWANCES	
ALLOWANCES	\$ 23,663.00
A.1 Allowance for Printing Expenses at Direct Cost	\$ 1,000.00
A.2 Allowance for Travel & Misc. Expenses	\$ -
A.3 Owner's Allowance	\$ -
A.4 Replat/Lot Combo	\$ 5,592.00
A.5 Vacation Plat	\$ 941.00
A.6 ALTA Survey	\$ 3,248.00
A.7 Legal Description for 2 (EA) Utility Easements	\$ 1,882.00
A.8 Fire Flow Test	\$ 1,000.00
A.9 Allowance for Potholing	\$ 10,000.00
TOTAL COST	
TOTAL COST:	\$ 109,863.00



p 480.757.7876 | 1640 South Stapley Drive, Suite 120
f 602.957.2838 | Mesa, AZ 85204

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EXHIBIT "B-2"
Hours and Rates

PROJECT ROLE> HOURLY RATES>	PM	QA/QC MGR	PE	EIT	SR DESIGNR	Land Surv (RLS)	Survey Tech	Survey Crew	Admin	TOTAL HOURS PER TASK	TOTAL COST PER TASK
	\$ 210.00	\$ 210.00	\$ 172.00	\$ 140.00	\$ 150.00	\$ 192.00	\$ 107.00	\$ 200.00	\$ 128.00		
TASK DESCRIPTION											
DESIGN PHASE											
Task 1.0 Project Description & Scope of Construction											
Task 2.0 Assignment											
Task 3.0 Project Schedule	4	0	0	0	0	0	0	0	0	4	\$ 840.00
3.1 Production Schedule	4									4	\$ 840.00
Task 4.0 Quality Control	0	8	0	0	0	0	0	0	0	8	\$ 1,680.00
4.1 Quality Control Plan		8								8	\$ 1,680.00
Task 5.0 Preliminary Research	2	0	3	10	0	1	2	6	0	24	\$ 3,942.00
5.1 Perform Document Search and Research	1		2	6						9	\$ 1,394.00
5.2 Investigate Existing Conditions	1		1	4						6	\$ 942.00
5.3 Survey						1	2	6		9	\$ 1,606.00
Task 6.0 Utility/Agency Coordination	11	0	18	24	0	0	0	0	0	53	\$ 8,766.00
6.1 Coordination with Utilities (PIPG)	2		2	12						16	\$ 2,444.00
6.2 Identify Utility Conflicts	1		4	8						13	\$ 2,018.00
6.3 Coordinate Design of Utilities	8		12	4						24	\$ 4,304.00
Task 7.0 Geotechnical Investigation	0	0	0	0	0	0	0	0	0	0	\$ -
7.1 Soil and Pavement Borings										0	\$ -
Task 8.0 Programming & Schematic Design (30%)	10	0	12	28	40	0	0	0	0	90	\$ 14,084.00
8.1 Site Investigation & Information Gathering	2		2	4						8	\$ 1,324.00
8.2 Prepare CAD Base Plans	2		4	16	24					46	\$ 6,948.00
8.3 Prepare 30% SD & ROM Cost Estimate	2		2	8	16					28	\$ 4,284.00
8.4 CoFC Review/Meeting/Site Visit	4		4							8	\$ 1,528.00
Task 10.0 Design Development (60% & 80%)	14	0	14	26	38	0	0	0	0	92	\$ 14,688.00
10.1 Prepare 60% CAD Base Plans	2		2	8	12					24	\$ 3,684.00
10.2 Coordinate Preliminary MP&E Engineering	2			2	2					6	\$ 1,000.00
10.3 Prepare 60% Plans & Outline Specs	4		8	16	24					52	\$ 8,056.00
10.4 Coordinate 60% Cost Estimate	2									2	\$ 420.00
10.5 60% CoFC Review/Meeting/Site Visit	4		4							8	\$ 1,528.00
Task 11.0 Construction Documents (98%)	16	0	22	26	42	0	0	0	0	106	\$ 17,084.00
11.1 Prepare 98% CAD Base Drwgs	2		2	8	8					20	\$ 3,084.00
11.2 Coordinate MP&E Engineering				2	2					4	\$ 580.00
11.3 Prepare 98% Plans & Draft Tech Specs	8		16	16	32					72	\$ 11,472.00
11.4 Cordinate 98% Cost Estimate	2									2	\$ 420.00
11.5 98% CoFC Review/Meeting/Site Visit	4		4							8	\$ 1,528.00
Task 12.0 Bid & Award	14	0	12	16	24	0	0	0	0	66	\$ 10,844.00
12.1 Coordinate 100% MP&E Engineering	1			2	2					5	\$ 790.00
12.2 Prepare 100% Plans & Final Tech Specs	2		2	4	8					16	\$ 2,524.00
12.3 100% Deliverables, Plan Review & Permit	2		2	8	8					20	\$ 3,084.00
12.4 100% Engineer's Cost Estimate	2									2	\$ 420.00
12.5 Coordinate & Issue Bid Documents	2		2		2					6	\$ 1,064.00
12.6 RFIs / Substitution Requests	4		4							8	\$ 1,528.00
12.7 Issue Addenda as required	1		2	2	4					9	\$ 1,434.00
POST DESIGN PHASE											
Task 1.0 Preconstruction Assistance	4	0	0	0	0	0	0	0	0	4	\$ 840.00
1.1 Preconstruction Assistance	4									4	\$ 840.00
Task 2.0 Design Services During Construction	10	0	16	24	16	0	0	0	0	66	\$ 10,612.00
2.1 Attend Construction Meetings	4		8							12	\$ 2,216.00
2.2 Respond to Requests for Information (RFIs)	2		8	8	16					34	\$ 5,316.00
2.3 Respond to Shop Drawing Submittals	4			16						20	\$ 3,080.00
Task 3.0 Record Drawings	2	0	0	0	16	0	0	0	0	18	\$ 2,820.00
3.1 Record Drawings	2				16					18	\$ 2,820.00
ALLOWANCES											
Task A4.0 Replat/Lot Combo	0	0	0	0	0	8	8	16	0	32	\$ 5,592.00
A4.1 Replat/Lot Combo						8	8	16		32	\$ 5,592.00
Task A5.0 Vacation Plat	0	0	0	0	0	1	7	0	0	8	\$ 941.00
A5.1 Vacation Plat						1	7			8	\$ 941.00
Task A6.0 ALTA	0	0	0	0	0	8	16	0	0	24	\$ 3,248.00
A6.1 ALTA Survey						8	16			24	\$ 3,248.00
Task A7.0 Legal Descriptions	0	0	0	0	0	2	14	0	0	16	\$ 1,882.00
A7.1 Legal Descriptions 2 (ea) Utility Easements						2	14			16	\$ 1,882.00



PROJECT COST RESOURCES, INC.

Chandler, AZ Forensic Services Facility

PROJECT COST RESOURCES FEE PROPOSAL

PROJECT BASIS: New Construction - Forensic Lab/Office
Estimates at 30%, 60%, 90% and 100%
Approximate gross square footage - 30,000 gsf
Approximately 70% Lab and 30% Office
2.8 acre site
CCL of approximately \$41.5 million

PREPARED FOR: Mr. Brad Gildea
SmithGroup

DATE: April 10, 2025

FEE SCHEDULE: Lump Sum Fee of \$68,619
Reference attached B-1 and B-2 schedules

Project Cost Resources, Inc.
24285 Katy Freeway, Suite 300
Katy, Tx 77494
(254) 331-7362

EXHIBIT "B-1"
Lump Sum Cost Per Task

TASK DESCRIPTION		SUBTOTAL
DESIGN PHASE		
Task 1.0 Project Description & Scope of Construction		
Task 2.0 Assignment		
Task 3.0 Project Schedule		\$ -
3.1	Production Schedule	\$ -
Task 4.0 Quality Control		\$ -
4.1	Quality Control Plan	\$ -
Task 5.0 Preliminary Research		\$ -
5.1	Perform Document Search and Research	\$ -
5.2	Investigate Existing Conditions	\$ -
5.3	Survey	\$ -
Task 6.0 Utility/Agency Coordination		\$ -
6.1	Coordination with Utilities (PIPG)	\$ -
6.2	Identify Utility Conflicts	\$ -
6.3	Coordination Design of Utilities	\$ -
Task 7.0 Geotechnical Investigation		\$ -
7.1	Soil and Pavement Borings	\$ -
Task 8.0 Programming & Schematic Design (30%)		\$ 16,828.93
8.1	Site Investigation & Information Gathering	\$ -
8.2	Prepare CAD Base Plans	\$ -
8.3	Prepare 30% SD & ROM Cost Estimate	\$ 16,828.93
8.4	CofC Review/Meeting/Site Visit	\$ -
Task 10.0 Design Development (60% & 80%)		\$ 20,850.74
10.1	Prepare 60% CAD Base Plans	\$ -
10.2	Coordinate Preliminary MP&E Engineering	\$ -
10.3	Prepare 60% Plans & Outline Specs	\$ -
10.4	Coordinate 60% Cost Estimate	\$ 20,850.74
10.5	60% CofC Review/Meeting/Site Visit	\$ -
Task 11.0 Construction Documents (90% & 100%)		\$ 30,939.58
11.1	Prepare 90% CAD Base Drwgs	\$ -
11.2	Coordinate MP&E Engineering	\$ -
11.3	Prepare 90% Plans & Draft Tech Specs	\$ -
11.4	Coordinate 90% Cost Estimate	\$ 16,482.94
11.5	90% CofC Review/Meeting/Site Visit	\$ -
11.6	Coordinate 100% MP&E Engineering	\$ -
11.7	Prepare 100% Plans & Final Tech Specs	\$ -
11.8	100% Deliverables, Plan Review & Permit	\$ -
11.9	100% Engineer's Cost Estimate	\$ 14,456.64
Task 12.0 Contractor Coordination / Bidding		\$ -
12.1	Coordinate & Issue Bid Documents	\$ -
12.2	RFIs / Substitution Requests	\$ -
12.3	Issue Addenda as required	\$ -
POST DESIGN PHASE		
Task 1.0 Preconstruction Assistance		\$ -
1.1	Preconstruction Assistance	\$ -
Task 2.0 Design Services During Construction		\$ -
2.1	Attend Construction Meetings	\$ -
2.2	Respond to Requests for Information (RFI's)	\$ -
2.3	Respond to Shop Drawing Submittals	\$ -
Task 3.0 Record Drawings		\$ -
3.1	Record Drawings	\$ -
ALLOWANCES		
ALLOWANCES		\$ -
A.1	Allowance for Printing Expenses at Direct Cost	\$ -
A.2	Allowance for Travel & Misc. Expenses	\$ -
A.3	Owner's Allowance	\$ -
TOTAL COST		
TOTAL COST:		\$ 68,619.25

EXHIBIT "B-2"
Hours and Rates

PROJECT ROLE> HOURLY RATES>	Principal	Sr. Estimator	Estimator MEP	Estimator	Tech	Admin	TOTAL HOURS PER TASK	TOTAL COST PER TASK
	\$ 247.66	\$ 174.19	\$ 162.34	\$ 82.95	\$ -	\$ -		
Exhibit B2								
DESIGN PHASE								
Task 1.0 Project Description & Scope of Construction								
Task 2.0 Assignment								
Task 3.0 Project Schedule	0	0	0	0	0	0	0	\$ -
3.1 Production Schedule							0	\$ -
Task 4.0 Quality Control	0	0	0	0	0	0	0	\$ -
4.1 Quality Control Plan							0	\$ -
Task 5.0 Preliminary Research	0	0	0	0	0	0	0	\$ -
5.1 Perform Document Search and Research							0	\$ -
5.2 Investigate Existing Conditions							0	\$ -
5.3 Survey							0	\$ -
Task 6.0 Utility/Agency Coordination	0	0	0	0	0	0	0	\$ -
6.1 Coordination with Utilities (PIPG)							0	\$ -
6.2 Identify Utility Conflicts							0	\$ -
6.3 Coordination Design of Utilities							0	\$ -
Task 7.0 Geotechnical Investigation	0	0	0	0	0	0	0	\$ -
7.1 Soil and Pavement Borings							0	\$ -
Task 8.0 Programming & Schematic Design (30%)	0	0	0	0	0	0	0	\$ -
8.1 Site Investigation & Information Gathering							0	\$ -
8.2 Prepare CAD Base Plans							0	\$ -
8.3 Prepare 30% SD & ROM Cost Estimate	8	45	35	16			104	\$ 16,828.93
8.4 CofC Review/Meeting/Site Visit							0	\$ -
Task 10.0 Design Development (60% & 80%)	0	0	0	0	0	0	0	\$ -
10.1 Prepare 60% CAD Base Plans							0	\$ -
10.2 Coordinate Preliminary MP&E Engineering							0	\$ -
10.3 Prepare 60% Plans & Outline Specs							0	\$ -
10.4 Coordinate 60% Cost Estimate	14	52	38	26			130	\$ 20,850.74
10.5 60% CofC Review/Meeting/Site Visit							0	\$ -
Task 11.0 Construction Documents (90% & 100%)	0	0	0	0	0	0	0	\$ -
11.1 Prepare 90% CAD Base Drwgs							0	\$ -
11.2 Coordinate MP&E Engineering							0	\$ -
11.3 Prepare 90% Plans & Draft Tech Specs							0	\$ -
11.4 Cordinate 90% Cost Estimate	8	42	32	24			106	\$ 16,482.94
11.5 90% CofC Review/Meeting/Site Visit							0	\$ -
11.6 Coordinate 100% MP&E Engineering							0	\$ -
11.7 Prepare 100% Plans & Final Tech Specs							0	\$ -
11.8 100% Deliverables, Plan Review & Permit							0	\$ -
11.9 100% Engineer's Cost Estimate	8	36	28	20			92	\$ 14,456.64
Task 12.0 Contractor Coordination / Bidding	0	0	0	0	0	0	0	\$ -
12.1 Coordinate & Issue Bid Documents							0	\$ -
12.2 RFIs / Substitution Requests							0	\$ -
12.3 Issue Addenda as required							0	\$ -
TOTAL ESTIMATING FEES **								\$ 68,619.25
POST DESIGN PHASE								
Task 1.0 Preconstruction Assistance	0	0	0	0	0	0	0	\$ -
1.1 Preconstruction Assistance							0	\$ -
Task 2.0 Design Services During Construction	0	0	0	0	0	0	0	\$ -
2.1 Attend Construction Meetings							0	\$ -
2.2 Respond to Requests for Information (RFI's)							0	\$ -
2.3 Respond to Shop Drawing Submittals							0	\$ -
Task 3.0 Record Drawings	0	0	0	0	0	0	0	\$ -
3.1 Record Drawings							0	\$ -

** Estimating fees do not include any construction
administration fees (change order analyses).

Revised: April 3, 2025

Brad Gildea
SmithGroup
455 North 3rd Street
Suite 250
Phoenix, AZ 85004

**RE: Proposal for Geotechnical Investigation
City of Chandler Forensic Services Facility
576 West Pecos Road
Chandler, AZ
Proposal No. 88023 S2**

Mr. Gildea:

Speedie & Associates are pleased to provide our cost proposal to conduct a soil investigation at the above referenced site that will satisfy site development, pavement and foundation design requirements. All work on this project will be carried out under the overall supervision of a registered Professional Engineer in the state of Arizona.

We understand that construction will consist of a 30,000 square foot forensic services lab and office facility on 2.8 acres at the existing City of Chandler Police campus. The building will be single story with slab on grade and masonry construction. Structural loads are expected to be light to moderate and no special considerations regarding settlement tolerances are known at this time. Adjacent areas will be landscaped or paved to support light to moderate passenger and truck traffic. Landscaped areas will be utilized for storm water retention and disposal.

We will drill and sample sufficient test borings to adequately determine subsoil conditions and provide samples for laboratory testing. Sufficient laboratory tests will be conducted to properly classify the soils encountered and provide data for engineering design. Per the RFP, we presently anticipate drilling three to four (3 to 4) structural borings to depths of 15 to 20 feet below existing ground surface, or refusal, whichever comes first and two (2) pavement subgrade borings to depths of 5 feet. Access to the site by conventional truck-mounted drilling equipment is assumed to be free and unencumbered.

We will mark the proposed boring locations in the field with the locations to be approved by the client and owner. Speedie & Associates will take reasonable precautions to avoid damage to subterranean structures, pipelines and utilities including notifying AZ811 (Blue Stake) and subcontracting a private utility locator to locate privately owned traceable underground utilities. **The client (and owner) agree Speedie & Associates is not responsible for any damages to underground structures, pipelines and utilities that are not traceable, not called to our attention and/or correctly shown on the plans furnished to Speedie & Associates.**

We will analyze the data obtained from field and laboratory testing and prepare a report presenting all data obtained, together with our conclusions and recommendations regarding:

1. Design data, allowable bearing pressure and depth, for shallow spread footings.
2. Alternate foundation systems and design data, if indicated by soil conditions.
3. Settlement estimate for each foundation system considered.
4. Lateral pressures on temporary and permanent retaining and foundation walls.
5. Seismic Site Classification based on borings and published ground motion data.
6. Groundwater conditions, if any, to the depths which will influence design and/or construction of the proposed development.
7. Swell potential of in-situ and compacted soils and recommendations for control if highly expansive.
8. Pavement design to provide economy and adequate service.
9. Suitability of site soils for use as compacted fill and preferred earthwork methods, including clearing, stripping, excavation and construction of engineered fill.
10. Local excavation and trenching conditions and stability considerations.

Charges for our services have been determined on the basis of our standard Fee and Rate Schedule, a copy of which is attached and made a part hereof for any additional design work requested. We propose to provide the design services set forth herein for the following **not to exceed amount**, which includes all testing, engineering, reimbursable expenses and an electronic pdf format file of the report emailed upon completion. Should we be informed that hard copies of the report are needed, there will be an additional charge of \$50.00 per report. The cost of this proposal is valid for 6 months after date of issue and after that date the proposal will need to be updated and re-issued due to any changes in scope, site conditions, rates and additional considerations.

Geotechnical Investigation with Report **\$ 6,850.00**

We have the staff available to begin work immediately upon notice to proceed. About 10 working days are required to mark, obtain utility clearances and begin auger borings. Fieldwork for auger borings should take two days (weather & access permitting) and lab testing about 3 weeks. The complete report will be issued within 10 days of lab testing completion. **This schedule is subject to change depending on the workload when Notice to Proceed is received.** As always, we stand ready to make reasonable adjustments to this schedule to meet our clients' needs.

We appreciate the opportunity to submit this proposal for your consideration. If the terms set forth are satisfactory, please fill out the information on the last page of the following Terms and Conditions, sign and return it for our records or attach to your standard contract for engineering services.

Respectfully submitted,
SPEEDIE & ASSOCIATES



Kenneth M. Euge II
Geotech Field Manager



A UES Company

ENGINEERING SERVICES
2025 Fee and Rate Schedule

Fees for services will be based upon the time worked on the project at the following rates:

Title	Rate Per Hour
Principal	\$ 190.00
Project Manager	150.00
Sr. Geologist/Engineer	150.00
Special Inspector (Architectural)	125.00
Project Engineer/Geologist	125.00
Environmental Specialist	105.00
Special Inspector (Structural/Geotechnical)	105.00
Staff Engineer/Geologist	105.00
Sr. Engineering Technician	85.00
Draftsman	75.00
Materials Testing Technician	75.00
Clerical/Administrative	65.00

REIMBURSABLE EXPENSES

Light Truck Mileage Rate: \$0.67 per mile

The following items are reimbursable to the extent of actual expenses plus 25%:

1. Transportation, lodging and subsistence for out of town travel
2. Special mailings and shipping charges
3. Special materials and equipment unique to the project
4. Duplication or reprinting/copying reports

TEST BORINGS AND FIELD INVESTIGATIONS

On projects requiring test borings, test pits, or other explorations, the services of reputable contractors to perform such work shall be obtained.

SUBCONTRACTORS/SUBCONSULTANTS CHARGES

Any charges for subcontractors/subconsultants are subject to a 25% handling fee if invoiced by Speedie & Associates or such charges can be directly paid by the CLIENT.

SPECIAL RATES

The following rates may be subject to a 35% increase:

- Overtime – time over 8 hours per weekday and on Saturday
- Sunday and Holidays
- Rush orders

MINIMUM CHARGES

A three-hour minimum is charged for field testing and inspection services.

EXPERT WITNESS

Deposition and testimony; 4-hour minimum, \$250.00 per hour.

EXHIBIT "B-1"
Lump Sum Cost Per Task

TASK DESCRIPTION		SUBTOTAL	
DESIGN PHASE			
Task 1.0 Project Description & Scope of Construction			
Task 2.0 Assignment			
Task 3.0 Project Schedule		\$	-
3.1	Production Schedule	\$	-
Task 4.0 Quality Control		\$	-
4.1	Quality Control Plan	\$	-
Task 5.0 Preliminary Research		\$	-
5.1	Perform Document Search and Research	\$	-
5.2	Investigate Existing Conditions	\$	-
5.3	Survey	\$	-
Task 6.0 Utility/Agency Coordination		\$	-
6.1	Coordination with Utilities (PIPG)	\$	-
6.2	Identify Utility Conflicts	\$	-
6.3	Coordination Design of Utilities	\$	-
Task 7.0 Geotechnical Investigation		\$	6,850.00
7.1	Soil, Pavement Borings & Lab Testing	\$	-
		\$	6,850.00
Task 8.0 Programming & Schematic Design (30%)		\$	-
8.1	Site Investigation & Information Gathering	\$	-
8.2	Prepare CAD Base Plans	\$	-
8.3	Prepare 30% SD & ROM Cost Estimate	\$	-
8.4	CofC Review/Meeting/Site Visit	\$	-
Task 10.0 Design Development (60% & 80%)		\$	-
10.1	Prepare 60% CAD Base Plans	\$	-
10.2	Coordinate Preliminary MP&E Engineering	\$	-
10.3	Prepare 60% Plans & Outline Specs	\$	-
10.4	Coordinate 60% Cost Estimate	\$	-
10.5	60% CofC Review/Meeting/Site Visit	\$	-
Task 11.0 Construction Documents (90% & 100%)		\$	-
11.1	Prepare 90% CAD Base Drwgs	\$	-
11.2	Coordinate MP&E Engineering	\$	-
11.3	Prepare 90% Plans & Draft Tech Specs	\$	-
11.4	Coordinate 90% Cost Estimate	\$	-
11.5	90% CofC Review/Meeting/Site Visit	\$	-
11.6	Coordinate 100% MP&E Engineering	\$	-
11.7	Prepare 100% Plans & Final Tech Specs	\$	-
11.8	100% Deliverables, Plan Review & Permit	\$	-
11.9	100% Engineer's Cost Estimate	\$	-
Task 12.0 Contractor Coordination / Bidding		\$	-
12.1	Coordinate & Issue Bid Documents	\$	-
12.2	RFIs / Substitution Requests	\$	-
12.3	Issue Addenda as required	\$	-
POST DESIGN PHASE			
Task 1.0 Preconstruction Assistance		\$	-
1.1	Preconstruction Assistance	\$	-
Task 2.0 Design Services During Construction		\$	-
2.1	Attend Construction Meetings	\$	-
2.2	Respond to Requests for Information (RFI's)	\$	-
2.3	Respond to Shop Drawing Submittals	\$	-
Task 3.0 Record Drawings		\$	-
3.1	Record Drawings	\$	-
ALLOWANCES			
ALLOWANCES		\$	-
A.1	Allowance for Printing Expenses at Direct Cost	\$	-
A.2	Allowance for Travel & Misc. Expenses	\$	-
A.3	Owner's Allowance	\$	-
TOTAL COST			
TOTAL COST:		\$	6,850.00

EXHIBIT "B-2"
Hours and Rates

PROJECT ROLE> HOURLY RATES>	PM	Sr. Engr.	PE/Prof	Engr / Designer	Tech	Admin		
	\$ 190.00	\$ 150.00	\$ 125.00	\$ 105.00	\$ 75.00	\$ 60.00		
TASK DESCRIPTION							TOTAL HOURS PER TASK	TOTAL COST PER TASK
DESIGN PHASE								
Task 1.0 Project Description & Scope of Construction								
Task 2.0 Assignment								
Task 3.0 Project Schedule	0	0	0	0	0	0	0	\$ -
3.1 Production Schedule							0	\$ -
Task 4.0 Quality Control	0	0	0	0	0	0	0	\$ -
4.1 Quality Control Plan							0	\$ -
Task 5.0 Preliminary Research	0	0	0	0	0	0	0	\$ -
5.1 Perform Document Search and Research							0	\$ -
5.2 Investigate Existing Conditions							0	\$ -
5.3 Survey							0	\$ -
Task 6.0 Utility/Agency Coordination	0	0	0	0	0	0	0	\$ -
6.1 Coordination with Utilities (PIPG)							0	\$ -
6.2 Identify Utility Conflicts							0	\$ -
6.3 Coordination Design of Utilities							0	\$ -
Task 7.0 Geotechnical Investigation	2	6	10	36	4	4	62	\$ 6,850.00
7.1 Soil and Pavement Borings							0	\$ -
Task 8.0 Programming & Schematic Design (30%)	0	0	0	0	0	0	0	\$ -
8.1 Site Investigation & Information Gathering							0	\$ -
8.2 Prepare CAD Base Plans							0	\$ -
8.3 Prepare 30% SD & ROM Cost Estimate							0	\$ -
8.4 CoC Review/Meeting/Site Visit							0	\$ -
Task 10.0 Design Development (60% & 80%)	0	0	0	0	0	0	0	\$ -
10.1 Prepare 60% CAD Base Plans							0	\$ -
10.2 Coordinate Preliminary MP&E Engineering							0	\$ -
10.3 Prepare 60% Plans & Outline Specs							0	\$ -
10.4 Coordinate 60% Cost Estimate							0	\$ -
10.5 60% CoC Review/Meeting/Site Visit							0	\$ -
Task 11.0 Construction Documents (90% & 100%)	0	0	0	0	0	0	0	\$ -
11.1 Prepare 90% CAD Base Drwgs							0	\$ -
11.2 Coordinate MP&E Engineering							0	\$ -
11.3 Prepare 90% Plans & Draft Tech Specs							0	\$ -
11.4 Cordinate 90% Cost Estimate							0	\$ -
11.5 90% CoC Review/Meeting/Site Visit							0	\$ -
11.6 Coordinate 100% MP&E Engineering							0	\$ -
11.7 Prepare 100% Plans & Final Tech Specs							0	\$ -
11.8 100% Deliverables, Plan Review & Permit							0	\$ -
11.9 100% Engineer's Cost Estimate							0	\$ -
Task 12.0 Contractor Coordination / Bidding	0	0	0	0	0	0	0	\$ -
12.1 Coordinate & Issue Bid Documents							0	\$ -
12.2 RFIs / Substitution Requests							0	\$ -
12.3 Issue Addenda as required							0	\$ -
POST DESIGN PHASE								
Task 1.0 Preconstruction Assistance	0	0	0	0	0	0	0	\$ -
1.1 Preconstruction Assistance							0	\$ -
Task 2.0 Design Services During Construction	0	0	0	0	0	0	0	\$ -
2.1 Attend Construction Meetings							0	\$ -
2.2 Respond to Requests for Information (RFI's)							0	\$ -
2.3 Respond to Shop Drawing Submittals							0	\$ -
Task 3.0 Record Drawings	0	0	0	0	0	0	0	\$ -
3.1 Record Drawings							0	\$ -

EXHIBIT "F"
FEDERAL REQUIREMENTS

N/A