



BKF No. 20211367-15

June 06, 2023

Krzysztof Lisaj, Principal Civil Engineer  
County of San Mateo  
555 County Center, 5<sup>th</sup> Floor  
Redwood City, CA 94063  
*Transmitted Via Email*

**SUBJECT: HALF MOON BAY FARM LABOR HOUSING PROJECT  
ENTITLMENTS & CONSTRUCTION DOCUMENTS  
880 STONE PINE ROAD, HALF MOON BAY**

Dear Mr. Lisaj:

BKF Engineers welcomes the opportunity to submit this proposal for civil engineering and supporting sub-consulting services regarding the Farm Labor Housing being considered at the City of Half Moon Bay's Corporate Yard at 880 Stone Pine Road (APN 056-260-180). To arrive at the estimated effort required by our office for this project, we have outlined a proposed scope of services, assumptions, and associated fee based on our understanding of the project.

**PROJECT UNDERSTANDING**

Based on the Request for Proposal provided by Capital Program Management, Inc. and additional requests and information obtained, our understanding of the project is as follows:

*The project proposes the design and installation of approximately forty-eight (48) manufactured home units and related infrastructure along the western 5 acres of the City of Half Moon Bay Corporate Yard at the end of Stone Pine Road. The units will consist of a mix of 1-bedroom, 2-bedroom, and 3-bedroom HUD approved single-wide manufactured homes installed on elevated, permanent foundations. Other features proposed include a manager's office/residence (also manufactured), guest parking, community open space/park, sports court, landscaping, site lighting, trash and equipment storage.*

*Site improvements will include the following general items:*

- Rough grading the site, unit pads and new access roads for pedestrian and emergency vehicles. A new public (CCWD) water main extension will tie into existing offsite mains in Stone Pine Road and running through an easement on the northwest end of the site, providing both domestic and fire water supply.*
- Sanitary sewer would be provided to the site via gravity sewer connection to Stone Pine Road, with a Sanitary Sewer Lift Station and associated infrastructure potentially being required to support units situated too low to connect via gravity. We have included Lift Station design as an Optional Additional Service.*
- Storm drainage for units and other paving and open space will be collected and routed via stormwater bioretention for treatment and detention prior to connection to existing outfalls which drain to Pilarcitos Creek which borders the site to the south and southeast.*
- Electrical design will include new PGE primary service termination and distribution through the site for individual units (all electric), site lighting, communications, and potential future integration of photovoltaic panels and electronic vehicle parking.*



- *Passive open space park area, seating, half basketball court and minor landscaping.*

## **BASIS OF DESIGN**

Our proposal is based on the following documents provided by the owner or owner's representative:

- Exhibit A – Project Description and Scope of Services, May 2023.
- HMB Farm Worker Housing Study, Capital Program Management, Inc, March 2023.
- HMB Corporation Yard- Phase 1, ELS Architecture, April 2022.

## **SCOPE LIMITATIONS AND SUB-CONSULTANTS**

Our civil engineering and land surveying scope of work will include the overall design of site improvements, civil design and management of the sub-consultant team. Our work will be based upon the initial efforts of the prior design team and conceptual site plan being developed by Capital Program Management (CPM), including evaluation of recent improvements at the Corporate Yard which may impact our design recommendations.

Our drawing set will incorporate design drawings and recommendations from the following sub-consultants, as listed below and described in greater detail under their respective scopes of services:

### **Landscape Architecture Design Services**

*Kikuchi + Kankel Design Group*

Will provide landscape design for the project site, including new trees, ground cover, irrigation, and park and open space amenities throughout the project area, including at individual unit sites.

### **Site Electrical / Joint Trench Design Services**

*Millennium Design and Consulting*

Will provide site electrical design consulting and coordination with Pacific Gas and Electric company. Would provide site lighting and photometrics, trench detailing, and design of PGE transformer and termination equipment for service to individual units and a potential sanitary sewer lift station.

## **SCOPE OF SERVICES**

The below scope of work serves as a continuation of preliminary services outlined in our Schematic Design Proposal.

### **TASK 4: DESIGN DEVELOPMENT**

1. **Coordination:** Upon City and County preliminary approval, BKF will take ownership of the digital site plan layout and geometrics. We will coordinate with the team and verify that the proposed plan conforms to existing conditions, boundary, and site constraints. We will coordinate site utility services with the proposed building connection points at each unit and along proposed streets. BKF will verify, based on the available record information, if there are any identifiable conflicts between proposed and existing improvements. We will also determine during this phase if any additional survey is needed to facilitate the design process.
2. **Agency Coordination:** BKF and our subconsultant team will handle early coordination in conjunction with CPM with the following agencies providing services to the project site. We expect the bulk to coordination to occur within the Design Development stage of the project in order to expedite their review and approvals:



Pacific Gas and Electric (PGE): Our joint trench sub-consultant will coordinate directly with PGE, prepare and submit Form B based on loads provided by the client/owner. They will also coordinate and submit an application for Temp Power to serve the site if required.

Coastside County Water District (CCWD): Coordinate with CCWD to review proposed tie-in for new water serving the project site and establish requirements for system looping, installation of blow-off valves and necessary easements which may be required for a new Service Agreement with CCWD.

Sewer Authority Mid-Coastside (SAM): Coordinate with SAM to review existing sanitary facilities and proposed sanitary sewer tie-in locations and proposed sewer alignment through the project site.

Coastside Fire Protection District (CFPD): Coordinate with CFPD to review proposed fire lane through the project site, signage requirements, fire-water availability and proposed hydrant locations.

Republic Services, Inc: Provide design support and coordination with Republic Services on the location and geometry to solid waste storage throughout the new development.

- 3. **Drawings:** Based on the approved site plan as developed by the owner, BKF and our team will prepare a set of drawings at the Design Development level of detail which are suitable for Coastal Development Permit approval at the City. The summary of anticipated design drawings is provided below:

Civil Design Drawings

Title Sheet, Notes, Legend & Abbreviations, Index	2 Sheets
Existing Conditions (20 scale)	2 Sheets
Site Demolition Plans (20 scale)	2 Sheets
Civil Site Plan (20 scale)	2 Sheets
Grading Plan (20 scale)	2 Sheets
Grading Sections	2 Sheets
Utility Plan (20 scale)	2 Sheets
Stormwater Control Plan (30 scale)	1 Sheet
Fire Access Plan (30 scale)	1 Sheet
Erosion and Sediment Control Plans (30 scale)	2 Sheets
Typical Lot Layout, Grading, and Utilities (10 scale)	4 Sheets
Construction Details	2 Sheets

Landscape Design Drawings

Notes, Legend & Abbreviations, Index	1 Sheet
Landscape Site Plan (20 scale)	2 Sheets
Landscape Materials Plan (20 scale)	2 Sheets
Landscape Planting Plan (20 scale)	2 Sheets
Landscape Details	1 Sheets

Electrical Design Drawings

Notes, Legend & Abbreviations, Index	1 Sheet
Site Plan – Composite Electrical (20 scale)	2 Sheets
Site Plan – Lighting (20 scale)	2 Sheets
Electrical Details	1 Sheet



4. **Earthwork Quantity Calculations:** We will update earthwork calculations to verify gross cut and fill quantities for the site. The revised grading design will attempt to balance cut and fill. Earthwork calculations will be prepared using AutoCAD Civil3d surface modelling, which can be made available to the team as needed.
5. **Fire Flow Calculations:** BKF will reach out to the water agency serving the project site and order fire hydrant flow testing on behalf of the project owner (fees to be paid by owner). Where existing flow data is available from recent testing or agency modelling, it may be utilized in lieu of updated hydrant tests at the owner's discretion. BKF will review flow test results and prepare calculations to demonstrate minimum residual flow and pressure requirements are achievable to serve the development's domestic and fire water demands.
6. **Preliminary Stormwater Management Plan:** BKF will prepare a preliminary design level storm drain memo describing the existing stormwater conditions, project LID strategies, programming, and operations intent. The report will include impervious/pervious calculations, tributary drainage areas, storm outfall flows, rainwater harvesting justification, and hydromodification analysis (BAHM). BKF will also complete the City of Half Moon Bay C.3 and C.6 Development Review Checklist.
7. **Opinion of Probable Cost:** BKF will prepare an Engineer's Estimate for the probable cost of constructing the site improvements for the project, based on the above DD phase drawings. The estimate will break down individual elements to line item quantities and unit costs. We will also coordinate with other estimators which may be assisting with the project.
8. **Technical Specifications:** We will prepare Division 2 technical specifications for the civil, landscape, and joint trench related work prepared as part of the Construction Document phase. We have not included time to develop any of the Division 1 specifications or bidding information. We assume the architect will coordinate and assemble the project specifications.
9. **Submittals:** BKF will provide submittals at the 30% and 100% level of completion. We anticipate that the 30% set of plans will be utilized for City of Half Moon Bay intake and staff report generation and scheduling for a public hearing associated with a Coastal Development Permit (CDP). We expect the 100% level submittal would be delivered concurrently with approval of the CDP and may be utilized for pre-bid and rough grading packages.
10. **Meetings:** We have budgeted for attendance at bi-weekly meetings with the County during the Design Development phase, during which time BKF will provide design team updates and take notes on action items to be disseminated to the rest of our team. Our sub-consultants may be invited to select meetings at our discretion or the request of the County.
11. **Public Hearings:** We have budgeted more meeting preparation and attendance at one public hearing associated with the project during the Design Development stage, which we anticipate will be for review and approval of the project's Planning Permit and Coastal Development Permit with the City of Half Moon Bay. Any additional agency meetings or public hearings, associated preparation time or additional supporting documents would be considered additional scope items and may result in a request for additional budget to support the work.



## TASK 5: CONSTRUCTION DOCUMENTS

1. **Site Plan:** At the completion of the Design Development phase, the site plan is final and only minor alterations will be made. Any significant changes may necessitate additional design budget.
2. **Coordination:** Based on the comments received during Design Development, BKF will prepare construction documents for the Site Improvements within the project site. We will continue to coordinate utility systems, hardscape, landscape and site grading with the team and owner, and direct the rest of the design team.
3. **Construction Document Drawings:** The design team will incorporate any comments or revisions provided upon completion of the Design Development stage of the project and add additional details and information required for bidding and issuance for construction. We anticipate our Construction Document drawing set will include the following general sheets:

### Civil Design Drawings

Title Sheet, Notes, Legend & Abbreviations, Index	2 Sheets
Existing Conditions (20 scale)	2 Sheets
Site Demolition Plans (20 scale)	2 Sheets
Civil Site Plan (20 scale)	2 Sheets
Grading Plan (20 scale)	2 Sheets
Grading Sections/Profiles (20 scale)	2 Sheets
Utility Plan & Profile (20 scale)	4 Sheets
Stormwater Control Plan (30 scale)	1 Sheet
Fire Access Plan (30 scale)	1 Sheet
Erosion and Sediment Control Plans (30 scale)	2 Sheets
Typical Lot Layout, Grading, and Utilities (10 scale)	4 Sheets
Construction Details	3 Sheets

### Landscape Design Drawings

Notes, Legend & Abbreviations, Index	1 Sheet
Landscape Site Plan (20 scale)	2 Sheets
Enlarged Site Plans (10 scale)	2 Sheets
Landscape Materials Plan (20 scale)	2 Sheets
Landscape Planting Plan (20 scale)	2 Sheets
Landscape Irrigation Plan (20 scale)	2 Sheets
Landscape Irrigation Notes	2 Sheets
Landscape Details	3 Sheets

### Electrical Design Drawings

Notes, Legend & Abbreviations, Index	1 Sheet
Luminaire Schedule	1 Sheet
Site Plan – Composite Electrical (20 scale)	2 Sheets
Site Plan – Lighting (20 scale)	2 Sheets
Site Plan – Photometrics (20 scale)	2 Sheets
Electrical Details	2 Sheets



4. **Earthwork Quantity Calculations:** We will update our earthwork quantity calculations to verify gross cut and fill quantities for the site. The grading design will attempt to balance cut and fill. Earthwork calculations will be prepared using AutoCAD Civil3d surface modelling, which can be made available to the design team as needed:
5. **Final Stormwater Management Plan:** BKF will prepare a CD design level storm drain report describing the existing stormwater conditions, project LID strategies, programming, and operations intent. The report will include impervious/pervious calculations, tributary drainage areas, storm outfall flows, rainwater harvesting justification, and hydromodification analysis (BAHM). We will perform hydrologic/hydraulic calculations and model for peak stormwater runoff based on City requirements. BKF will also complete the San Mateo County C.3 and C.6 Development Review Checklist.
6. **Opinion of Probable Cost:** BKF will prepare an Engineer's Estimate for the probable cost of constructing the site improvements for the project, based on the above CD phase drawings. The estimate will break down individual elements to line item quantities and unit costs. We will also coordinate with other estimators which may be assisting with the project.
7. **Technical Specifications:** We will prepare Division 2 technical specifications for the civil, landscape, and joint trench related work prepared as part of the Construction Document phase. We have not included time to develop any of the Division 1 specifications or bidding information. We assume the architect will coordinate and assemble the project specifications.
8. **Stormwater Pollution Prevention Plan (SWPPP/QSD):** BKF will act as the Qualified SWPPP Developer (QSD) for the project and prepare the project SWPPP documentation. We have assumed that the project will fall under the Risk Level 2 category. As part of preparing the SWPPP, we will assist the project team in setting up the SMARTS website for the project, coordinating required SWPPP signatures and information related to the contractor and Qualified SWPPP Practitioner (QSP), filling out and submitting the NOI, and uploading the project SWPPP to the SMARTS website. In addition, the SWPPP will incorporate the erosion control plans prepared as part of the improvement plans. We have assumed the project contractor and the QSP will be responsible for maintaining and documenting the SWPPP throughout construction.
9. **Submittals & Plan Check Comments:** BKF will provide Construction Document submittals at the 50%, 100% level of completion for submittal to the City. We have planned for response to (3) rounds of plan check comments during the CD phase.
10. **Meetings:** We have budgeted for attendance at bi-weekly meetings with the County during the Construction Document phase, during which time BKF will provide design team updates and take notes on action items to be disseminated to the rest of our team. Our sub-consultants may be invited to select meetings at our discretion or the request of the County.

#### **TASK 6. BIDDING & CONSTRUCTION SUPPORT**

1. **Bidding Assistance:** We will assist the owner with the project bidding process. This includes attending a pre-bid meeting, answering questions during the bidding period, and attending a pre-construction meeting.
2. **Bid Addendum:** We will provide one formal response to Requests for Clarification during the bidding phase and have budgeted for issuance of one Bid Addendum drawing set.
3. **Site Observation Visits:** We have included an initial budget for providing construction administration assistance during construction which we would bill against on a time and materials basis for the subtasks listed below. Due to variation in contractor support needs during construction, our initial estimate may be



above or below that amount ultimately need for the project. BKF will include regular updates on our budget for these services throughout the course of construction via our monthly invoices and will alert the client if additional construction support budget may be required.

4. **Requests for Information (RFIs):** BKF will respond in writing to written requests for information associated with design items. We will coordinate with our design team as needed for non-civil RFIs.
5. **Contractor Submittals:** BKF (and our sub-consultant team) will review contractor submittals based on a defined submittal review process administered by the project construction manager.
6. **Final Punch List:** We will provide the Final Punch List at the end of construction. We have assumed one initial trip to review the site, preparation of the initial Punch List, and one additional trip to review the corrected improvements.
7. **Site Meetings:** We have budgeted to attend weekly site construction meetings during the course of construction, based on the project schedule provided.
8. **Record Drawings:** Our team will provide final record drawings for each increment of the project showing changes that were made during construction, based on information provided by the contractor and construction manager. BKF will not field verify notations received.

## OPTIONAL ADDITIONAL SERVICES

### TASK 7. PILARCITOS CREEK FLOODPLAIN MEMO

Results of our modeling scope covered in our Schematic Design phase of work would be presented as a brief Technical Memorandum which would be included as an Appendix in our stormwater report.

### TASK 8. SANITARY SEWER LIFT DESIGN

Our preliminary assessment of the site indicates that the project's sanitary sewer system could likely be designed as a gravity sewer main through the development meeting Half Moon Bay and SAM standards. Should updates to the site plan or other site constraints prohibit a fully gravity sewer main, we would incorporate as an additional scope item, Construction Documents for a Sanitary Sewer Lift Station. Construction Documents would be



developed in tandem with the rest of the project design drawings (SDs, DDs, CDs, etc) and include the following elements:

- **Civil Site Plan and Lift Station Detailing:** including Backup Power (Diesel Generator), Utility Lighting, Hose Bib, and force main routing.
- **Sewer Pump Design Calculations:** verify inflow outflow based on sewer demands, pump and system curves.
- **Primary Electrical Service Extension:** including transformer and termination structure and PGE coordination. We anticipate the lift station would be provided with three-phase power supply.
- **Electrical Engineering Design:** Site Plan, Load Calculations, Line Diagram, Generator and Transfer Switch Design and Detailing
- **Draft Emergency Spill Response Plan:** Lift Station Operation Manual and Spill Response Plans, generally meeting California Water Board requirements.

#### **TASK 9. EASEMENT PLATS**

We anticipate that at least two easement plats may be required for the project:

- CCWD Easement – within this Task we have budgeted for one (1) plat map and legal description for a new easement to CCWD. Easement limits are to be determined but we expect it may follow the alignment of a looped public water main through the site.
- PGE Easement – within this Task we have budgeted for one (1) plat map and legal description for a new easement to PGE. Easement limits are to be determined but we expect it may follow the alignment of the proposed primary service extension into the site from Stone Pine Road and include areas for new transformer and switchgear to serve the project.





## SCOPE QUALIFICATIONS AND ASSUMPTIONS

BKF Engineers' services are limited to those expressly set forth in the scope. BKF shall have no other obligations or responsibilities for the project except as provided in this proposal letter, or as agreed to in writing. BKF will provide the scope of services consistent with, and limited to, the standard of care applicable to such services.

For the scope of work identified, we have assumed the following:

### 1) Basis of Design and Site Information

- a) **Topographic Survey:** BKF will prepare the topographic surveying as described above. If the owner elects to use a different surveyor for topographic surveying, we assume it will be provided in autocad DWG format for our use and that elevations will be tied in to the North American Vertical Datum of 1988 (NAVD88).
- b) **Geotechnical Report:** We assume the project owner will provide geotechnical report for the project including exploratory borings and recommendations for site preparation, grading, trenching,, re-use of native materials, design for shallow groundwater, pavement sections, and foundation design recommendations for new structures.
- c) **Existing Utilities:** Unless otherwise indicated or provided by others, any existing utilities identified on BKF's drawings/plans are based on information obtained by BKF, or provided to BKF, and may not be accurately documented in their horizontal location or vertical profile. BKF highly recommends that critical facilities be potholed during design or prior to construction.
- d) **Potholing:** Potholing services are not included in this proposal unless specifically identified.
- e) **Existing Utility Capacities:** Unless otherwise addressed, existing utilities have adequate capacity to serve the proposed improvements, that they are adjacent to the site frontage and do not require main extensions, and that utility system capacity studies are not required.
- f) **Site Plan:** At the completion of the Schematic Design phase, the site plan is final and only minor alterations will be made. Any significant changes from the City or Owner may necessitate additional fees.

### 2) Responsibilities

- a) **Civil Engineering Scope Items:** BKF's design tasks are limited to civil work within the property and minor sidewalk improvements if required; including site grading, non-structural concrete pavement, concrete sidewalks, concrete curbs and gutters, asphalt pavement and storm drainage. BKF will provide horizontal control and striping/signage for the parking areas.
- b) **Demolition:** Demolition plans prepared by BKF are for site demolition only. These plans will identify the removal of concrete, asphalt, known underground utilities including storm drainage, sanitary sewer, water, gas, electrical and communication lines and vaults (as designated on topographic plans and as-built records), trees and other site related items. Plans for the removal of buildings or removal of any hazardous materials will be by others.
- c) **Structural Details:** Structural calculations, design, and details for such items as reinforced concrete slabs, foundations, pads, vaults, footings, ramps, stairs, sound/site walls, and/or retaining walls will be provided by others. This includes structural design and detailing for storm water treatment elements that retain ground, parking, or buildings foundations.
- d) **Biologist Study:** We understand biological studies for the site have been completed and a separate project biologist will be retained for supplemental study, coordination and monitoring during construction.



- e) **Traffic Signal Modifications:** We have not included time or budget for new traffic signal(s) or modifications to existing signals. Preparation of additional studies (Traffic, Transportation, etc.) that may be required will be provided by others if required.
- f) **Mapping:** We have not included time to prepare additional items not contained in the mapping scope of work. Additional mapping services such as subdivision maps, private easement documents, quit claims, ALTA's, right of way dedications, etc. not specifically listed in this proposal are not included in this proposal and should be coordinated with our surveying project manager.
- g) **Pump Stations:** BKF will include design calculations and detailing for any stormwater pump station that may be incorporated into the project. Separate scope for an optional Sanitary Sewer Lift Station is provided above.
- h) **Caltrans Encroachment Permit:** We do not anticipate requiring an encroachment permit from Caltrans for work within the Highway 92 right-of-way. We anticipate all improvements will be located onsite or within City of Half Moon Bay public streets.
- i) **Photovoltaic Panel Design:** We have excluded any scope associated with design of photovoltaic panel system. In our experience, PV canopy or ground-mounted systems require architectural, electrical, civil, and structural design elements dependent on the desired size and system type. Given the lack of detail of any proposed PV system to date, we cannot provide a scope or fee for PV system design at this time.

### 3) **Basis of Design, Meetings, Phasing and Deliverables**

- a) **Basis of Design Documents:** The proposal is based solely on the Basis of Design documents listed above. Any additional conditions of approval, or new conditions (if none are available with the base scope of work) will be considered additional work.
- b) **Meetings:** Meetings will be held in the Bay Area and will have a maximum duration of three (3) hours including travel time.
- c) **Phasing:** It is anticipated that the Site Improvements would be submitted and permitted in one phase. Separate project phasing would need to be reviewed to determine if it would impact the civil scope or fee.
- d) **Submittals:** All submittals to, and the coordination thereof, the consultant team and owner will be processed by others unless otherwise specifically indicated in the base scope of work.
- e) **Permits:** Unless otherwise specifically delineated in the scope of services, permit processing, applications, fees, and submittals to local, state, and federal agencies and utility purveyors will be provided by others (i.e. a client representative).
- f) **Drawings:** All drawings will be prepared in AutoCAD format. We will submit copies of all drawings in both electronic and paper format.
- g) **Building Information Modeling (BIM):** We have not included time to convert civil design or existing conditions AutoCAD files into BIM model files.

### **SCHEDULE**

A Project Schedule has been provided which BKF will work diligently to adhere to. We will advise the client of critical path items which should be addressed early to fully expedite project delivery.



### COMPENSATION

BKF proposes to provide our services on a time and materials (hourly) basis, billing from the anticipated budgets provided below. We will invoice for our services per task summarized as follows:

Task	Description	Budget BKF	Budget Subs
<b>Scope of Services</b>			
4	Design Development Phase	\$43,000	\$47,000
5	Construction Document Phase	\$60,000	\$68,000
6	Bidding and Construction Support	\$40,000	\$22,000
<b>Total Budget</b>		<b>\$143,000</b>	<b>\$137,000</b>

Task	Description	Budget
<b>Optional Additional Services</b>		
7	Pilarcitos Creek Floodplain Memo	\$5,000
8	Sanitary Sewer Lift Station Design	\$25,000
9	Easement Plats	\$6,000

Reimbursable expenses are anticipated for reproduction, mileage, express and messenger deliveries, and computer deliverable plots. Reimbursable expenses will be billed on a cost plus 10-percent markup basis.

For tasks requested by the owner or architect not defined in this scope of services, BKF will identify them as potential extra work. We can provide a scope and fee for these items or they may be tracked separately as extra work and billed on a time and materials per our attached rate schedule.

Thank you for the opportunity to present this proposal. We look forward to assisting in developing this project. Please contact me at 650-482-6300 if you have any questions regarding our scope of services.

Respectfully,  
**BKF Engineers**

Dale Leda, PE  
Project Manager

Brian Scott, PE  
Principal/Vice President

**BKF ENGINEERS PROFESSIONAL SERVICES RATE SCHEDULE**  
EFFECTIVE JANUARY 1, 2023

<b><u>CLASSIFICATION</u></b>	<b><u>HOURLY RATE</u></b>
<b>PROJECT MANAGEMENT</b>	
Principal	\$288.00
Senior Associate Principal	\$268.00
Associate Principal	\$260.00
Senior Project Manager   Senior Technical Manager	\$253.00
Project Manager   Technical Manager	\$247.00
Engineering Manager   Surveying Manager   Planning Manager	\$228.00
<b>TECHNICAL STAFF</b>	
Senior Project Engineer   Senior Project Surveyor   Senior Project Planner	\$212.00
Project Engineer   Project Surveyor   Project Planner	\$186.00
Design Engineer   Staff Surveyor   Staff Planner	\$162.00
BIM Specialist I, II, III	\$162.00 - \$186.00 - \$212.00
Technician I, II, III, IV	\$154.00 - \$164.00 - \$180.00 - \$194.00
Drafter I, II, III, IV	\$121.00 - \$133.00 - \$143.00 - \$159.00
Engineering Assistant   Surveying Assistant   Planning Assistant	\$101.00
<b>FIELD SURVEYING</b>	
Survey Party Chief	\$212.00
Instrument Person	\$182.00
Survey Chainperson	\$136.00
Utility Locator I, II, III, IV	\$110.00 - \$156.00 - \$187.00 - \$213.00
Apprentice I, II, III, IV	\$83.00 - \$112.00 - \$124.00 - \$132.00
<b>CONSTRUCTION ADMINISTRATION</b>	
Senior Consultant	\$277.00
Senior Construction Administrator	\$241.00
Resident Engineer	\$179.00
Field Engineer I, II, III	\$162.00 - \$186.00 - \$212.00
<b>FUNDING &amp; GRANT MANAGEMENT</b>	
Director of Funding Strategies	\$198.00
Funding Strategies Manager	\$181.00
Funding/Research Analyst I, II, III, IV	\$124.00 - \$144.00 - \$153.00 - \$168.00
<b>PROJECT ADMINISTRATION</b>	
Project Coordinator	\$135.00
Senior Project Assistant	\$117.00
Project Assistant	\$103.00
Clerical   Administrative Assistant	\$87.00

Expert witness rates are available upon request.

Subject to the terms of a services agreement:

- Charges for outside services, equipment, materials, and facilities not furnished directly by BKF Engineers will be billed as reimbursable expenses at cost plus 10%. Such charges may include, but shall not be limited to: printing and reproduction services; shipping, delivery, and courier charges; subconsultant fees and expenses; agency fees; insurance; transportation on public carriers; meals and lodging; and consumable materials.
- Allowable mileage will be charged at the prevailing IRS rate per mile.
- Monthly invoices are due within 30 days from invoice date. Interest will be charged at 1.5% per month on past due accounts.
- The rates shown are subject to periodic increases, including January 1st of each year.