

Agenda

PUBLIC WORKS COMMITTEE MEETING

Meeting of January 26, 2026, 5:30 PM

Located in the Stevenson Yerxa Conference Room Located at 1309 Myrtle Ave

1. Agenda Approval.
2. Approval of Minutes for December 8, 2025
3. Old Business:
 - a. None
4. New Business:
 - a. Consent Agenda
 1. BHC – 248th Lift Station Contract Amendment No. 7
 - b. Ordinances
 1. None
 - c. Resolutions
 1. None
 - d. General Business
 1. Gas Hedging

Minutes

PUBLIC WORKS COMMITTEE MEETING

Meeting of December 8, 2025, 5:30 PM

Located in the Stevenson Yerxa Conference Room Located at 1309 Myrtle Ave

1. Agenda Approval.
2. Approval of Minutes for November 24, 2025
3. Old Business:
 - a. None
4. New Business:
 - a. Consent Agenda
 1. Project Acceptance – Hoffman Construction – Boise Spring Main Replacement Project Phase 1
 - Committee approved
 2. Project Acceptance – R.L. Alia – 248th Lift Station Conveyance Project
 - Committee approved
 3. Grant Acceptance – Washington State Transportation Improvement Board – Fuel Tax Grant Agreement
 - Committee approved
 - b. Ordinances
 1. None
 - c. Resolutions
 1. None
 - d. General Business
 1. Gas Hedging
 - No change
 2. Gas Mains in Gambrel Meadows plat
 - PW Director reviewed the cost of installation
 - Committee declined install at this time.



Staff Report

Department of Public Works

TO: Mayor / City Council
FROM: Brian S. Spindor, P.E., Public Works Director
DATE: January 6, 2026
SUBJECT: BHC 248th Lift Station Contract Amendment 7
Construction Phase Services

Background:

A total of \$3,500,000 was approved by council in the 2026 budget for construction of the 248th Ave Lift Station Project. Council awarded a contract to Pacific Civil & Infrastructure on November 24, 2025, in the amount of \$1,826,840 with a 15% contingency to construct the project. A contract amendment with the project consultant BHC has been negotiated in an amount not to exceed \$176,192 for services during construction.

Analysis:

Construction of the new lift station near the SE 433rd Street (McHugh Ave) and 248th Avenue SE intersection will replace the existing Willowgate, Takoba and McHugh lift stations. Construction management and inspection will be conducted by staff with assistance from the project consultant BHC as needed and defined in Amendment 7. The consulting firm of Fenagh Engineering will be providing special inspection services under a contract with the city.

A state Public Works Board loan contract for \$4.4M in funding the project was approved by Council on February 13, 2023, with costs reimbursed through the loan. The loan will also be used to purchase a natural gas generator and automatic transfer switch for the station from the city's sole source provider, Cummins, and to install replacement screens in the WWTP headworks building under a separate project currently in design. Costs of approximately \$900,000 have been incurred under the loan to date. Current projections indicate a final total cost of \$4.2M.

Recommendation:

Staff recommends Council authorize the Mayor to execute Amendment 7 to the consultant agreement with BHC for construction phase services for the 248th Ave Lift Station Project in an amount not to exceed \$176,192.



City Council AGENDA BILL

Meeting Date: 01/12/2026

Subject: BHC 248th Lift Station Contract Amendment 7

Category: CONSENT

BUDGET IMPACT:

Expenditure Budget: \$

Revenue Budget: \$

Proposed Budget Amendment: \$

Related Ordinance or Resolution No.

Attachments: Staff Report

Staff Contact: Brian S. Spindor, P.E., Public Works Director

Summary/Background: A total of \$3,500,000 was approved by council in the 2026 budget for construction of the 248th Ave Lift Station Project. Council awarded a contract to Pacific Civil & Infrastructure on November 24, 2025, in the amount of \$1,826,840 with a 15% contingency to construct the project. A contract amendment with the project consultant BHC for construction phase services has been negotiated in an amount not to exceed \$176,192.

Recommendations:

Date Sent to Committee: 01/12/2026 **Date Returned:** 01/12/2026

Council Committee: To be provided at the January 12th meeting

Staff: Approve

(BELOW TO BE COMPLETED BY CITY CLERKS OFFICE)

COUNCIL ACTION:

- APPROVED
- DENIED
- TABLED / DEFERRED / NO ACTION
- MOVED TO SECOND READING (Ordinances only)

1ST reading _____

Enactment reading _____

ORDINANCE # _____

RESOLUTION # _____

EXHIBIT A
SCOPE OF SERVICES
248TH AVENUE LIFT STATION PROJECT
CITY OF ENUMCLAW
AMENDMENT #7 – SERVICES DURING CONSTRUCTION
January 5, 2026

Overview of Amendment

The City of Enumclaw (City) contracted with BHC Consultants, LLC (BHC) to develop a design that would allow the City to remove three lift stations (Willowgate, Takoba, and McHugh) from service by constructing a new triplex lift station on an easement near the northeast corner of the intersection of SE 433rd Street and 248th Avenue and approximately 3,850 feet of new 10-inch force main and about 3,000 feet of gravity sewer main. The project is being constructed under two separate construction contracts. Contract #1 included the majority of the pipeline improvements and has been completed. Contract #2 addresses the new lift station and the abandonment of the three existing lift stations.

This amendment addresses out-of-scope design activities as well as engineering services during construction for Contract #2.

Task 001: Project Management \$19,725

The amendment budget for this task will be used to track and monitor the progress of the project throughout the construction phase of the project, coordinate with the project team, including City staff, and closeout the project once construction is complete.

City Responsibilities:

- 1) Approve this Amendment.

Work Tasks:

- 1) Manage Contracts: Update BHC's accounting system to address this amendment. Prepare contract amendments with ESA, Terraphase, and FSI for environmental, geotechnical, and HVAC support services during construction.
- 2) Invoicing: Provide monthly invoices with status reports.
- 3) Project Team Coordination: Coordinate with project team as needed to review current and upcoming tasks, deliverables, and coordination efforts. Coordinate with City staff by phone or MS Teams approximately once per month.
- 4) Project Closeout: Following construction completion and delivery of record drawings, the Consultant will close out the project in the Consultants accounting system.

Deliverables:

- 1) Monthly invoices with status reports (Adobe pdf format).

Assumptions:

- 1) Because the schedule will be controlled by the Contractor, Earned Value Management tracking will not be used. Instead, the monthly status reports will summarize services provided as part of the current invoice, anticipated services to be provided in the following time period, and a budget status summary.
- 2) The construction phase will last approximately 16 months (2 months to complete King County permitting, 12 months for construction, and 2 months for record drawings and closeout).
- 3) Project team coordination will involve BHC's project manager checking in with appropriate team members an average of about 1 hour per month and coordinating with the City for 0.5 hours each month.

Task 004: Contract #2 Lift Station Design Services **\$8,827**

During the King County permitting process, the County placed the project permitting efforts on hold while the City coordinated with the County to gain approval of the City's General Sewer Plan. As a result, the City placed the project on hold as well. The resultant delay increased BHC's labor costs and required Terraphase to cancel and reschedule the soil bore on the lift station site.

The original project schedule had the design phase of the project being completed by December 31, 2024. While Amendment #4 extended the contract time to December 31, 2026, it did not address additional labor charges that will be incurred by BHC and its subconsultants associated with increased labor rates. This amendment addresses those additional costs as well as the additional costs incurred by Terraphase to reschedule the soil bore (See Exhibits A-1 and A-2).

Task 009: Contract #2 – Engineering Services During Construction **\$133,640**

This task will be used to provide routine engineering support services to the City during construction for this project.

City Responsibilities:

- 1) Provide a venue, agenda, and minutes for the preconstruction meeting and all subsequent construction meetings.
- 2) Conduct an initial review of shop drawings and submittals received from the Contractor to determine if Consultant review of the submittal is required. If it is required, then the City will forward the submittal to BHC for review.
- 3) Conduct an initial review of requests for information (RFI) received from the Contractor to determine if Consultant review of the RFI is required. If it is required, then the City will forward the RFI to BHC for review.
- 4) Provide any special inspections/material testing services needed for quality control/assurance during construction that are not specifically identified below.
- 5) Lead any and all discussions with the Contractor regarding potential change orders and then process and approve subsequently agreed upon construction change orders.
- 6) Provide all construction observations and construction management services.
- 7) Provide consolidated construction redlined drawings for use in preparing record drawings.

Work Tasks:

- 1) Review technical shop drawings and submittals from the Contractor that have been forwarded from the City.
- 2) Assist the City in addressing questions and requests for information from the Contractor. This may include providing written interpretations of the Contract Documents and/or drawings/sketches to the City to supplement or clarify the Contract Documents.
- 3) Attend the preconstruction meeting and construction progress meetings as noted below.
- 4) Visit the construction site to address issues that come up during construction that require input from the Consultant.
- 5) Assist the City with change orders between the City and the Contractor.
- 6) Provide geotechnical assistance during construction as described in Exhibit A-3.
- 7) Provide Building HVAC and plumbing submittal reviews as described in Exhibit A-4.
- 8) Provide environmental/cultural resource assistance during construction as described in Exhibit A-5.
- 9) Prepare construction record drawings based on markups received from the City.
- 10) Review the operations and maintenance (O&M) manuals from the Contractor and supplement the individual equipment O&M manuals provided by the Contractor and develop a Facility O&M Manual for the pump station in accordance with Department of Ecology's Criteria for Sewage Works Design (Orange Book August 2008) and WAC 173-240-080.

Meetings:

- 1) BHC will attend one (1) preconstruction meeting up to two hours in length via MS Teams.
- 2) BHC will attend up to fourteen (14) construction coordination meetings via MS Teams with each meeting lasting one hour.

Deliverables:

- 1) Written comments and recommendations on shop drawings/submittal reviews.
- 2) Written interpretations and responses to questions and requests for information.
- 3) Written documentation of field activities observed during site visits.
- 4) Construction correspondence as required.
- 5) Written responses on change order requests.
- 6) Copies of special inspections/compaction testing performed by Terraphase.
- 7) One set of construction record drawings (11x17 PDF).
- 8) One set of construction record drawings (22x34 PDF).
- 9) One (1) set of draft O&M manuals and one (1) set of final O&M Manuals

Assumptions:

- 1) The City will conduct an initial review of the submittals from the Contractor and will only forward those submittals that require engineering review. BHC's review will be for general conformance with the requirements of the contract documents. Review comments will be documented and returned to the City via email. The City will be responsible for forwarding/posting the final reviewed documents back to the Contractor. This scope assumes no more than twenty-five (25) shop drawings/submittals will need to be reviewed by the BHC during this phase of the project. FSI will review submittals forwarded to them as described in Exhibit A-4.
- 2) The City will be responsible for providing the construction management and field construction observation services, including the preparation of daily reports, requests for information (RFI) and work directives to the Contractor. This scope assumes BHC will need to provide written responses to no more than fifteen (15) RFI.
- 3) The City will be responsible for scheduling and coordinating the preconstruction meeting and all construction progress meetings and preparing the agenda and minutes for the meetings. BHC's project manager will attend the preconstruction meeting and up to fourteen (14) construction progress meetings, with each meeting lasting approximately 1 hour. BHC's attendance will be virtual via MS Teams.
- 4) This scope assumes two (2) site visits by BHC's Project Manager will be necessary to address construction related issues and/or questions. Each site visit will last approximately 4 hours, including travel time.
- 5) This scope assumes one (1) site visits by BHC's Structural Engineer will be necessary to address structural/building permit required observations. Each site visit will last approximately 4 hours, including travel time.
- 6) The City will be responsible for addressing all activities related to change orders. BHC will support the City by preparing revisions to the work or design for the purpose of allowing the City to solicit proposals from the Contractor for desired or necessary changes in the work or design. The City will then be responsible for preparing and issuing the subsequent change orders. For purposes of this scope, BHC assumes:
 - a) Assistance will be necessary to address one (1) change order related to modifications to the construction contract to address permitting related comments received from King County
 - b) BHC will assist the City with negotiations and the preparation of up to four (4) other change orders.
 - c) If BHC's assistance is needed beyond these assumptions, then such services will be treated as out-of-scope activities or compensated under the Management Reserve Task.
- 7) The Contractor shall be responsible for providing all construction surveying and staking necessary to install the improvements.

- 8) The City shall be responsible for all special inspections or testing services not specifically included in Exhibits A-3 through A-5.
- 9) The construction record drawings will be prepared based on redlined revisions provided by the Contractor and vetted by the City. The redlines will reflect modifications to the design that occurred during construction and are assumed to be relatively minor.
- 10) The specific requirements of WAC 173-240-080 will not be addressed. Rather, an O&M manual will be prepared by the Contractor that describes routine operations and maintenance requirements for the mechanical components of the pump station. BHC will supplement the manufacturer information provided by the Contractor with documentation of the significant components in the pump station. This will include a description of the purpose of those components, their operational requirements, and maintenance requirements.

Task 999: Management Reserve

\$14,000

This task is reserved as a contingency fund for minor changes in scope which may occur during the work and will be used to facilitate additional work without the need for a contract amendment.

City Responsibilities:

- 1) Provide written requests and authorization for additional services.

Work Tasks:

- 1) Develop scope/budget proposals for additional design services as requested and process contract amendment as necessary.

Meetings:

- 1) As defined in the additional design services scope/budget.

Deliverables:

- 1) As defined in the additional design services scope/budget.

Assumptions:

- 1) As defined in the additional design services scope/budget.

Budget

The budget for Amendment #7 is **\$176,192** and is attached as Exhibit B. The labor rates for this amendment have been adjusted to reflect 2026 rates with an escalation factor included for anticipated services that will be provided in 2027. The City agrees to allow BHC and its sub-consultants to adjust rates on an annual basis in January of each year, beginning in January 2027 provided there is no increase in the total budget unless provided otherwise via an amendment. The revised overall project budget (including preliminary design, design, and construction) is **\$947,719**.

Attachments

- Exhibit A-1: BHC Increased Labor Costs
- Exhibit A-2: TEI Change Order-Enumclaw Lift Station
- Exhibit A-3: TEI Budget-Enumclaw Lift Station Construction Phase Support
- Exhibit A-4: FSi Fee Proposal
- Exhibit A-5: ESA Construction Scope and Budget
- Exhibit B: Project Budget

City of Enumclaw
 248th Avenue Lift Station Project
 BHC Increase Labor Costs

Exhibit A-1

Employee	Original Rates	2025 Rates	Change in Rates	2025 Hours Charged	Increased Costs
Cariaso, Arman	\$148.80	\$170.50	\$21.70	6.00	\$130.20
Castillo, Glenn	\$148.80	\$161.20	\$12.40	22.00	\$272.80
Coughlin, Patty	\$130.20	\$136.40	\$6.20	2.00	\$12.40
Fisher, Tony	\$268.15	\$279.00	\$10.85	270.25	\$2,932.21
Franco, Gustavo	\$258.85	\$278.23	\$19.38	11.00	\$213.18
Fritchman, Sarah	\$139.50	\$161.21	\$21.71	3.75	\$81.41
Matile, Camille	\$122.45	\$170.50	\$48.05	12.00	\$576.60
McElwain, Kim	\$120.90	\$133.31	\$12.41	11.25	\$139.61
Nicolas, Romain	\$124.00	\$137.95	\$13.95	33.00	\$460.35
Olsoe, Svetlana	\$161.20	\$182.90	\$21.70	0.50	\$10.85
Talich, Carla	\$201.50	\$294.51	\$93.01	6.75	\$627.82
Thim, Leanne	\$148.80	\$158.11	\$9.31	0.75	\$6.98
Zier, Jordan	\$241.80	\$254.20	\$12.40	1.50	\$18.60
Totals				380.75	\$5,483.02

October 28, 2025

Mr. Tony Fisher, PE
BHC Consultants
1601 Fifth Avenue, Suite 500
Seattle, Washington 98101

sent via email to tony.fisher@bhccconsultants.com

Subject: Geotechnical Engineering Services Change Order #1 for the 248th Avenue Lift Station

Dear Mr. Fisher:

Terraphase Engineering Inc. (Terraphase) has been proud to provide geotechnical engineering services for the Enumclaw 248th Avenue SE Lift Station project. Terraphase (as Robinson Noble) initially produced a geotechnical report dated November 28, 2022. Following the issuance of this report an additional geotechnical exploration at the location of the lift station was requested. As such, Terraphase prepared a scope of services and estimated budget to provide the requested additional geotechnical engineering services. This budget was dated March 5, 2024, and was authorized on August 1, 2024. The scope of services outlined an additional subsurface boring and associated reporting.

The estimated budget of the requested services was \$12,100 to complete the field work and subsequent reporting. After receiving authorization, we proceeded to complete our scope of services, and a subcontracted drill rig was scheduled for October 17, 2024 to complete the additional boring. On October 8, 2024, we received notice from a representative of the City of Enumclaw that the field work needed to be postponed. On April 11, 2025 we received notification to proceed with the subsurface exploration, which was completed on May 8, 2025. The memorandum summarizing our additional work was completed on August 5, 2025.

Due to the postponement of the field work, additional costs were incurred in the form of Terraphase labor to reschedule and coordinate with the subcontracted drilling company, and additional visits to the site to remark and resubmit the required public utility request. Additionally, increased costs associated with the subcontracted services were incurred due to the postponement.


The additional costs associated with the postponement of the drill date totaled \$3,040 (\$1,450 in Terraphase labor and \$1,590 additional subcontractor costs). As such, we are requesting an additional budget of \$3,040 for a total of \$15,140. If additional consultation and/or project meetings are needed to support the project, Terraphase can provide a separate scope of services at that time.

Closing

Terraphase is grateful for the opportunity to offer our services on this important project. If you have any questions or comments regarding this submittal, please contact Joe Schmidt at (253) 475-7711 ext. 242 or Joseph.Schmidt@terrphase.com.

Sincerely,

for Terraphase Engineering Inc.



Joe Schmidt, PE (WA, OR)
Associate Geotechnical Engineer

JS:JA:am

Acceptance of Proposal

The cost, specifications, and conditions outlined herein are satisfactory and are hereby accepted. Terraphase is authorized to proceed with the work, as specified.

This proposal is hereby accepted by a duly authorized representative of the Client to whom it is addressed:

Signature: _____ *Date:* _____

Printed Name: _____

Title: _____

January 5, 2026

Mr. Tony Fisher, PE
BHC Consultants
1601 Fifth Avenue, Suite 500
Seattle, Washington 98101

sent via email to tony.fisher@bhccconsultants.com

Subject: Revised Scope of Work and Budget for Geotechnical Construction Phase Support Services for 248th Ave Lift Station, Enumclaw, WA

Dear Mr. Fisher:

Terraphase Engineering Inc. (Terraphase) is pleased to present our scope of work and cost estimate to provide geotechnical observation and testing during construction of the new lift station located near the intersection of 248th Avenue SE and McHugh Avenue in Enumclaw, Washington.

Objectives

We have previously prepared a geotechnical engineering evaluation and supplemental report for the project dated November 28, 2022, and August 5, 2025, respectively. We have been requested to provide geotechnical construction phase support for the project, which will likely include subgrade observation, laboratory testing, compaction testing of soil and asphalt, retaining wall observation, and onsite meeting attendance. In support of the project we have been provided with project plans dated September 19, 2025, and the specifications for the project. Below is the summary of our anticipated services to be provided during the construction phase with the associated budget.

Scope of Work

The scope of services to be provided by Terraphase is for geotechnical evaluation services, including the following tasks:

Task 1: Phase Setup; Health and Safety Plan

- Review our previously prepared geotechnical report and provided project documents.
- Complete internal phase setup tasks.
- Prepare a health and safety plan for field activities.

Task 2: Laboratory Testing

- Complete modified proctor laboratory testing in accordance with ASTM D1557 of proposed material to be used as structural fill¹. Terraphase has budgeted for three modified proctor tests.

¹ <https://store.astm.org/d1557-12r21.html>

- Proctor samples will need to be obtained at least 2 business days in advance of compaction testing in order to provide test results onsite during our compaction testing.
- Complete grain size analysis to verify materials meet the appropriate specifications referenced in the project documents. Grain size analysis will be conducted in accordance with ASTM D6913². We have included provisions for 3 grain size tests within this scope.
- Subcontract a testing laboratory to perform rice density, oil extraction and gradation testing on 1 sample of Hot-Mix Asphalt.
- Our budget includes travel time to the site to collect each lab sample. To maximize budget efficiencies, Terraphase, when feasible, will collect multiple samples during our site visits and/or collect lab samples while onsite to perform other services outlined below.

Task 3: Subgrade Observation Visits

- Perform a site visit to observe prepared subgrade conditions for areas to be occupied by new structures and/or pavements.
- Prepared a field report documenting the results of our subgrade observations.
 - We have budgeted 2 trips to observe subgrade conditions.
 - We have budgeted a total of 4 hours for each site visit. This includes travel to the site, time on-site, and preliminary report drafting time.

Task 4: Soil Compaction Visits

- Provide compaction testing of structural fill placed as trench backfill, pavement subgrade, and general fill to raise site grades. Testing will be based on modified proctors performed by Terraphase.
 - If proctor test samples have not been obtained in time (see above) test results may not be provided on-site during our testing. The test results will be provided upon completion of the laboratory testing.
- Prepare field reports documenting the results of the compaction testing.
 - We have budgeted 8 trips to provide soil compaction testing.
 - A total of 6 hours is budgeted for each site visit. This includes travel to the site, time on-site, and preliminary report drafting time.

Task 5: Retaining Wall Observation Visits

- Perform a site visit to document aspects of retaining wall construction. We will observe and document block placement, embedment, batter, installation of drainage features, and geogrid placement.
- Prepare a field report documenting the observations of the retaining wall aspects defined above.
 - Compaction testing provisions for the retaining wall backfill are incorporated into Task 4 above.

² <https://store.astm.org/d6913-04r09e01.html>

- We have budgeted 2 site visits to observe retaining wall construction.
- A total of 6 hours is budgeted for each site visit. This includes travel to the site, time on-site, and preliminary report drafting time.

Task 6: Asphalt Compaction

- Provide compaction testing on newly constructed asphalt pavements.
- Prepare a field report documenting the results of the compaction testing.
 - We have budgeted 2 site visits to complete asphalt compaction testing.
 - A total of 6 hours is budgeted for each site visit. This includes travel to the site, time on-site, and preliminary report drafting time.

Task 7: Project Meetings and Final Letter

- Preparation of a final letter summarizing the results of our construction phase testing and observations.
- Attend onsite project meetings and provide review of RFIs during the construction phase.
 - We have budgeted 8 hours to attend onsite and/or virtual project meetings and provide review of geotechnical RFIs.

Budget

Our services will be provided on a time-and-expense basis in accordance with the attached 2025 Rate Schedule. Our work will be produced in accordance with the professional services agreement between Terraphase and BHC Consultants, dated August 2, 2023. We propose to complete this work for an estimated cost as indicated in the table below. **It should be understood that the number of site visits will be largely based on the contractor’s schedule and may deviate from our estimates.** When feasible we will work to perform multiple services during the same site visit for budget efficiency. Only upon the client’s authorization will Terraphase conduct work outside of the proposed scope of services, which will be completed on a time-and-expense basis (outside of the enclosed budget) in accordance with our 2025 Rate Schedule.

Table 1: Cost Estimate

Task	Estimated Cost
1 – Project Setup; Health and Safety Plan	\$1,000
2 – Laboratory Testing (Proctors & Grain Size)	\$4,500*
3 – Subgrade Observation	\$1,400
4 – Soil Compaction	\$8,000
5 – Retaining Wall Observation	\$1,800
6 – Asphalt Compaction	\$2,000
7 – Project Meetings and Final Letter	\$2,500
Total Cost (Estimated)	\$21,200
*Includes 15% Mark Up for Subcontracted Asphalt Laboratory Testing.	

Closing

Terraphase is grateful for the opportunity to offer our services on this important project. If you have any questions or comments regarding this submittal, please contact Joseph Schmidt at (253) 475-7711, ext. 242 or at joseph.schmidt@terrphase.com.

Sincerely,

For Terraphase Engineering Inc.



Joseph Schmidt, PE
Associate Engineer

JS:RP:am

Attachments: 2025 Fee Schedule

Acceptance of Proposal

The cost, specifications, and conditions outlined herein are satisfactory and are hereby accepted. Terraphase is authorized to proceed with the work, as specified.

This proposal is hereby accepted by a duly authorized representative of the Client to whom it is addressed:

Signature: _____ *Date:* _____

Printed Name: _____

Title: _____



2025 Standard Schedule of Charges with 10% Discount/10% ODC

Labor Classification	Standard Hourly Rate	Hourly Rate with 10% Discount
Senior Principal	\$320	\$288.00
Principal Engineer/Scientist	\$301	\$270.90
Senior Associate Engineer/Scientist	\$282	\$253.80
Associate Engineer/Scientist	\$264	\$237.60
Senior Project Engineer/Scientist	\$247	\$222.30
Project Engineer/Scientist	\$230	\$207.00
Senior Staff 2 Engineer/Scientist	\$213	\$191.70
Senior Staff 1 Engineer/Scientist	\$193	\$173.70
Staff 2 Engineer/Scientist	\$171	\$153.90
Staff 1 Engineer/Scientist	\$149	\$134.10
Senior Technician	\$156	\$140.40
Technician 3	\$136	\$122.40
Technician 2	\$114	\$102.60
Technician 1	\$96	\$86.40
Senior Editor/Senior Project Coordinator	\$166	\$149.40
Editor 2/Project Coordinator 2/Accountant 2	\$147	\$132.30
Editor 1/Project Coordinator 1/Accountant 1	\$122	\$109.80
Administrator/Project Assistant/Billing Specialist	\$103	\$92.70

Labor Charges

Client acknowledges that labor is provided for design professional services only. All time will be recorded and charged to nearest 0.1 hour. Expert testimony at trials, hearings and depositions will be billed at 150% of the standard hourly rate. For each day when testimony is provided, a minimum of 8 hours will be billed. Preparatory time will be billed at standard rates.

Expenses

Subcontractor fees and other direct costs, such as air travel, project supplies and rental equipment, etc. will be itemized and billed at our cost plus a ten percent handling charge. Vehicle mileage when itemized is billed at the standard government rate in effect at the time of travel (www.gsa.gov/mileage).

Payment

Payment is to be made to Terraphase Engineering Inc. as follows:

Check Payments:	Wire/ACH Payments:
Terraphase Engineering Inc. P.O. Box 660 Rocklin, CA 95677	Terraphase Engineering Inc. Bank Name: Five Star Bank Account Number: 010517332 Routing Number: 121143037

Payment is due within 30 days of receipt of invoice. A service charge of 1.5% per month or the allowable legal rate may be charged on amounts that are past due for more than 30 days.

Annual Escalation

Rates are subject to revision by annual calendar year escalation in January. Rates on invoices will reflect rates in effect at time of invoicing.



EXHIBIT A-4

Seattle
1001 Alaskan Way Suite 200
Seattle, Washington 98104
206.622.3321

Baltimore
4709 Harford Road
Baltimore, Maryland 21214
410.929.6894

Spokane
505 West Riverside Ave. Suite 440
Spokane, Washington 99201
509.215.1500

December 22, 2025

Tony Fisher, PE, PMP
Senior Project Manager
BHC Consultants
1601 5th Ave, Suite 500
Seattle, WA 98101

Subject: City of Enumclaw 248th St Lift Station (LS), Professional Services Proposal –
Construction Administration

Thank you for the opportunity to provide City of Enumclaw and BHC with our proposal for the referenced project I have summarized our understanding of the scope and our proposed fee below.

Project Description

Project Owner

City of Enumclaw

Project Location

City of Enumclaw 248th St Lift Station
Located in the City of Enumclaw on 248th St.

Building/Project Description

The City of Enumclaw's 248th LS project includes a new lift station with a small control building and an on-site backup generator located near the intersection of 248th Avenue SE and SE 433rd Street as well as force main and gravity sewer improvements to connect the new LS to the City's conveyance system.

FSi's scope of work is limited to HVAC and Plumbing for control building serving the new 248th St. lift station.

Sustainable Design Goals and Requirements

We understand the project will not pursue any sustainability certifications.

Information Source

Proposal is based on the following correspondence.

Email from Tony Fisher with attachments dated November 24th, 2025.



Document Formats

It is our understanding that BHC Consultant will provide backgrounds in AutoCAD. FSi will provide drawings using AutoCAD.

Project Schedule

The project schedule is not determined at this time.

Construction Administration

The following identifies our baseline services. We consider any services not listed below to be optional services.

- Two reviews each of the mechanical and plumbing system submittals are included; additional reviews will be billed at our hourly rates with prior written approval.
- Answer RFIs and construction questions.
- Preparation of construction record drawings from contractor's field drawings.

Exclusions and Clarifications

- Preconstruction meetings are excluded.
- Construction observation site visits are excluded.
- ASIs, change orders, plan revisions generated by others are excluded.
- Review of change order costs initiated by others are excluded.

Fee

Phased Fixed Fee

<i>Phase</i>	<i>Mechanical Engineering</i>
Design	\$3,030
Total Fee	\$3,030

Standard Reimbursable Expenses

Project reimbursable costs are included in the amount above.



Additional Services

Services requested beyond those included in this proposal will be considered additional services and will be billed either at hourly rates listed below on a lump sum basis. FSi will not proceed with services we consider to be in addition to the contract without first notifying you and obtaining your authorization.

Additional services will be billed at our standard hourly rates at the time the work is performed. Our current standard hourly rates are below.

Position	Hourly rate
Principal	\$325
Mechanical/Electrical Principal Engineer	\$275
Fire Protection Engineer	\$305
Project Manager A	\$215
Project Manager B	\$190
Mechanical/Electrical Engineer Level 7	\$210
Mechanical/Electrical Engineer Level 6	\$190
Mechanical/Electrical Engineer Level 5	\$185
Mechanical/Electrical Engineer Level 4	\$165
Mechanical/Electrical Engineer Level 3	\$150
Mechanical/Electrical Engineer Level 2	\$135
Mechanical/Electrical Engineer Level 1	\$125
Engineering Intern	\$105
CAD Manager	\$190
CAD Drafter A	\$140
CAD Drafter B	\$125
Project Accountant	\$155
Project Administration	\$125
Project Coordinator	\$130
Commissioning Lead	\$185
Commissioning	\$160

If you have any questions, or need additional information, please feel free to contact me.



Sincerely,

FSi Engineers

A handwritten signature in black ink, appearing to read 'Ola Jarvegren'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ola Jarvegren

Principal



Proposal for Professional Services

Project: Standard Rates 2025	Date: 12/22/2025
Scope:	FSi Job Number: 22065
	Client Job Number:

	Mechanical Principal Engineer	Mechanical Project Manager A	Electrical Project Manager A	Mechanical Engineer Level 6	Electrical Engineer Level 6	Mechanical Engineer Level 5	Electrical Engineer Level 5	Mechanical Engineer Level 4	Electrical Engineer Level 4	Mechanical Engineer Level 2	Electrical Engineer Level 2	CAD A	Project Coord.	
Construction Services	\$275	\$215	\$215	\$190	\$190	\$185	\$185	\$165	\$165	\$135	\$135	\$140	\$130	Task total
Respond to RFIs						3								\$555
Review Submittals						6								\$1,110
Review Change Orders		1				2								\$585
Review Markups, Update Dwgs to As-built						2						2	1	\$780
Construction Subtotal		1				13						2	1	\$3,030
FSi Labor Total	2	3				13						6	1	\$3,030

Subconsultant Costs			
Electrical			
Architectural			
Structural			
Subconsultant Subtotal			With 10.0% markup >

FSi Reimbursable Costs			
Outside Plotting, Deliveries			
Mileage/Parking			
Reimbursable Subtotal			With 10.0% markup >

Grand Total	\$3,030
--------------------	----------------



2801 Alaskan Way
Suite 200
Seattle, WA 98121
206.789.9658 [phone](tel:206.789.9658)
206.789.9684 [fax](tel:206.789.9684)

esassoc.com

EXHIBIT A-5

Mr. Tony Fisher
BHC Consultants
1601 Fifth Avenue, Suite 500
Seattle, Washington 98101

**RE: Proposed Scope of Work: Work during Construction
Enumclaw 248th Ave Lift Station
24818 SE 433rd St, Enumclaw, Washington**

Project Description

The City of Enumclaw (City) is contracting with BHC Consultants, LLC (BHC) to develop a design that allows the City to replace three lift stations (Willowgate, Takoba, and McHugh) by constructing one new lift station near the intersection of SE 433rd Street and 248th Avenue in Enumclaw, Washington. Environmental Science Associates (ESA) is a subconsultant to BHC Consultants LLC and will provide as needed environmental services during construction.

Scope of Work

This scope of work describes ESA's environmental support tasks and activities during construction. The work will be conducted according to the terms of the Subconsultant Services Agreement between ESA and BHC dated January 22, 2023.

Task 01 — Project Management and Meetings

Activities:

- Invoicing and progress reports.

Assumptions:

- This phase will last approximately 3 months.
- Project coordination with the design team and City staff will be done by phone or video conference (MS Teams).

Deliverables:

- Monthly status reports with invoices for 3 months.
- Meeting notes, upon request.

Task 02 — Permitting Services

Activities:

Permitting coordination

ESA will assist with permitting tasks, as needed, during construction up to the limit of the contract.

Assumptions:

- The hours spent on this task will not exceed 44 hours or the contract value.
- All trade permits will be acquired by the contractors.
- ESA assumes there will be no major/substantial changes to the project design. If the project requires substantial re-design with permitting consequences, a scope and budget amendment will be required.

Deliverables:

- To be determined, as needed.

Attachments **ESA Labor Detail, dated December 24, 2025.**

Labor Category

		Principal Consultant 4	Associate Consultant 1	Principal Consultant 3	Managing Consultant 1	Project Technician 3	Consultant 3
Task #	Task Name/Description	\$282	\$128	\$255	\$180	\$119	\$122
1	Project Management and Meetings	1.5	3			3	
2	Permitting Services	5	15	2	20		2
Total Hours		7	18	2	20	3	2
Total Labor Costs		\$ 1,833	\$ 2,304	\$ 510	\$ 3,600	\$ 357	\$ 244
Percent of Effort - Labor Hours Only		12.6%	35.0%	3.9%	38.8%	5.8%	3.9%
Percent of Effort - Total Project Cost		20.1%	25.3%	5.6%	39.5%	3.9%	2.7%

PROJECT COST ESTIMATE SUMMARY TABLE

ESA Labor Cost		\$ 8,848
ESA Labor Technology and Data Management Fee ----->	3%	\$ 265
PROJECT TOTAL		\$ 9,113

EXHIBIT B - AMENDMENT #7 BUDGET

City of Enumclaw
 248th Avenue Lift Station Project
 22-10830.01
 Date: January 5, 2026

Task #	Task Name	Proj. Mgr	Proj. Engr.	Proj. Engr.	Struc. Engr.	CAD	Clerical	Acctg	BHC			Subconsultants					Non-Adjusted Budget	2026	2027	Total Budget
		Tony F.	Jordan Z.	Leanne T.	Gustavo F.	Arman C.	Sarah F.	Patty C.	Hours	Expenses	Cost	ESA	FSI	TerraPhase	BHC Markup	Sub. Total		% Services in Year 1	% Services in Year 2	
Billing Rate		\$299.00	\$276.00	\$174.00	\$288.00	\$177.00	\$177.00	\$148.00												
Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
001 Project Management																		75%	25%	
001.1	Contract Management	0.75					2.00	0.75	3.50	\$0	\$689				\$0	\$0	\$689	\$517	\$179	\$696
001.2	Invoicing	12.00					4.00	12.00	28.00	\$0	\$6,072				\$0	\$0	\$6,072	\$4,554	\$1,579	\$6,133
001.3	Project Team Coordination	24.00	4.00	12.00	4.00				44.00	\$0	\$11,520				\$0	\$0	\$11,520	\$8,640	\$2,995	\$11,636
001.4	Closeout Project	2.00					2.00	2.00	6.00	\$0	\$1,248				\$0	\$0	\$1,248	\$936	\$324	\$1,260
Subtotal		38.75	4.00	12.00	4.00	0.00	8.00	14.75	81.50	\$0	\$19,529	0.0	\$0	\$0	\$0	\$0	\$19,529	\$14,647	\$5,078	\$19,725
004 Contract #2 - LS Design																		100%	0%	
004.1	Additional labor costs due to project delay (See Exhibit A-1)								380.75		\$5,483				\$0	\$0	\$5,483	\$5,483	\$0	\$5,483
004.2	Additional geotechnical costs (See Exhibit A-2)								0.00	\$0	\$0		\$3,040	\$304	\$3,344	\$3,344	\$3,344	\$3,344	\$0	\$3,344
Subtotal		0.00	0.00	0.00	0.00	0.00	0.00	0.00	380.75	\$0	\$5,483	0.0	\$0	\$3,040	\$304	\$3,344	\$8,827	\$8,827	\$0	\$8,827
009 Contract 2 - Services During Construction																		75%	25%	
009.1	Review Submittals	12.00	16.00	50.00	10.00		12.00		100.00	\$0	\$21,708				\$0	\$0	\$21,708	\$16,281	\$5,644	\$21,925
009.2	Review/Assist with RFI	12.00	8.00	16.00	8.00		8.00		52.00	\$0	\$12,300				\$0	\$0	\$12,300	\$9,225	\$3,198	\$12,423
009.3	Attend Construction Meetings	16.00							16.00	\$0	\$4,784				\$0	\$0	\$4,784	\$3,588	\$1,244	\$4,832
009.4	Visit Construction Site	8.00			4.00		4.00		16.00	\$210	\$4,462				\$0	\$0	\$4,462	\$3,346	\$1,160	\$4,506
009.5	Assist with Change Orders	24.00		24.00	8.00	24.00	8.00		88.00	\$0	\$19,320				\$0	\$0	\$19,320	\$14,490	\$5,023	\$19,513
009.6	Provide HVAC/Plumbing Assistance	2.00							2.00	\$0	\$598		\$3,030	\$303	\$3,333	\$3,931	\$2,948	\$1,022	\$3,970	
009.7	Environmental Assistance	6.00							6.00	\$0	\$1,794	\$9,403		\$940	\$10,343	\$12,137	\$9,103	\$3,156	\$12,259	
009.8	Geotechnical Assistance	12.00							12.00	\$0	\$3,588		\$21,200	\$2,120	\$23,320	\$26,908	\$20,181	\$6,996	\$27,177	
009.9	Construction Record Drawings	0.00	8.50	11.50	3.50	64.00	0.00	0.00	87.50	\$0	\$16,683			\$0	\$0	\$16,683	\$12,512	\$4,338	\$16,850	
009.10	O&M Manuals	8.00		32.00		8.00	4.00		52.00	\$0	\$10,084			\$0	\$0	\$10,084	\$7,563	\$2,622	\$10,185	
Subtotal		100.00	32.50	133.50	33.50	96.00	36.00	0.00	431.50	\$210	\$95,321	9,403.0	\$3,030	\$21,200	\$3,363	\$36,996	\$132,317	\$99,238	\$34,402	\$133,640
999 Management Reserve																		100%	0%	
999	Management Reserve										\$10,000						\$14,000	\$14,000	\$0	\$14,000
Total Budget		138.75	36.50	145.50	37.50	96.00	44.00	14.75	893.75	\$210	\$130,333	\$9,403	\$3,030	\$24,240	\$3,667	\$40,340	\$174,673	\$136,712	\$39,480	\$176,192

Natural Gas Forward Pricing

Date	Winter 25-26	Summer 26	Winter 26-27	Summer 27	Winter 27-28	Summer 28	Winter 28-29	Summer 29	Winter 29-30	Summer 30
01/23/25	\$6.53	\$3.17	\$6.82	\$3.25	\$7.06	\$3.13	\$6.52	\$3.08		
01/30/25	\$6.13	\$3.01	\$6.57	\$3.20	\$6.94	\$3.16	\$6.52	\$3.11		
02/06/25	\$6.20	\$3.10	\$6.51	\$3.18	\$6.85	\$3.10	\$6.45	\$3.09		
02/13/25	\$6.19	\$3.26	\$6.36	\$3.22	\$6.70	\$3.11	\$6.26	\$3.05		
02/20/25	\$6.30	\$3.23	\$6.29	\$3.10	\$6.59	\$3.04	\$6.22	\$3.02		
02/27/25	\$5.94	\$2.81	\$5.55	\$2.84	\$5.59	\$2.95	\$6.22	\$3.02		
03/06/25	\$6.04	\$2.89	\$5.64	\$3.04	\$5.73	\$2.96	\$5.62	\$3.02		
03/13/25	\$5.97	\$3.11	\$5.77	\$3.02	\$5.70	\$2.90	\$5.60	\$2.96		
03/27/25	\$5.77	\$3.04	\$5.79	\$2.96	\$5.63	\$2.87	\$5.57	\$2.94		
04/03/25	\$6.03	\$3.04	\$5.81	\$3.00	\$5.70	\$2.93	\$5.60	\$2.97		
04/10/25	\$5.69	\$2.82	\$5.61	\$3.09	\$5.93	\$3.01	\$5.58	\$2.97		
04/17/25	\$6.01	\$3.24	\$6.13	\$3.30	\$6.21	\$3.23	\$5.77	\$3.01		
04/24/25	\$5.52	\$3.00	\$6.04	\$3.14	\$6.06	\$3.20	\$5.70	\$3.00		
05/01/25	\$5.94	\$3.16	\$6.19	\$3.14	\$6.07	\$3.20	\$5.73	\$3.03		
05/08/25	\$6.07	\$3.22	\$6.28	\$3.20	\$6.11	\$3.22	\$5.79	\$3.08		
05/15/25	\$6.08	\$3.30	\$6.44	\$3.36	\$6.31	\$3.34	\$5.98	\$3.21		
05/22/25	\$6.15	\$3.38	\$6.50	\$3.35	\$6.39	\$3.30	\$6.08	\$3.18		
05/29/25	\$6.10	\$3.33	\$6.50	\$3.39	\$6.46	\$3.38	\$6.10	\$3.18		
06/06/25	\$6.48	\$3.69	\$6.81	\$3.44	\$6.60	\$3.38	\$6.22	\$3.16		
06/12/25	\$6.40	\$3.58	\$6.78	\$3.45	\$6.60	\$3.39	\$6.21	\$3.17		
06/20/25	\$6.65	\$3.63	\$6.94	\$3.50	\$6.92	\$3.44	\$6.54	\$3.28		
06/26/25	\$6.23	\$3.39	\$6.72	\$3.41	\$6.82	\$3.39	\$6.48	\$3.22		
07/03/25	\$6.45	\$3.36	\$6.69	\$3.42	\$7.01	\$3.43	\$6.59	\$3.27		
07/10/25	\$6.29	\$3.20	\$6.69	\$3.39	\$6.96	\$3.44	\$6.58	\$3.28		
07/17/25	\$6.32	\$3.15	\$6.81	\$3.38	\$7.05	\$3.51	\$6.69	\$3.26		
07/24/25	\$6.09	\$3.11	\$6.72	\$3.37	\$7.04	\$3.52	\$6.60	\$3.22		
07/31/25	\$5.92	\$2.77	\$6.56	\$3.29	\$6.97	\$3.39	\$6.55	\$3.11		
08/07/25	\$5.76	\$2.76	\$6.42	\$3.26	\$6.88	\$3.40	\$6.54	\$3.10		
08/14/25	\$5.43	\$2.60	\$6.31	\$3.22	\$6.81	\$3.39	\$6.47	\$3.08		
08/21/25	\$5.18	\$2.51	\$6.20	\$3.25	\$6.76	\$3.41	\$6.49	\$3.15		
08/28/25	\$5.17	\$2.50	\$6.28	\$3.20	\$6.82	\$3.41	\$6.59	\$3.13		
09/04/25	\$5.20	\$2.60	\$6.31	\$3.22	\$6.83	\$3.40	\$6.57	\$3.13		
09/11/25	\$4.94	\$2.58	\$6.18	\$3.19	\$6.69	\$3.35	\$6.47	\$3.09		
09/18/25	\$4.97	\$2.65	\$6.23	\$3.24	\$6.71	\$3.40	\$6.44	\$3.13		
09/25/25	\$4.85	\$2.64	\$6.14	\$3.24	\$6.69	\$3.43	\$6.43	\$3.17		
10/02/25	\$5.03	\$2.85	\$6.23	\$3.29	\$6.70	\$3.44	\$6.44	\$3.19		
10/09/25	\$4.83	\$2.78	\$6.20	\$3.27	\$6.66	\$3.46	\$6.40	\$3.18		
10/16/25	\$4.61	\$2.83	\$6.15	\$3.32	\$6.70	\$3.51	\$6.44	\$3.17		
10/23/25	\$4.81	\$2.97	\$6.19	\$3.32	\$6.68	\$3.51	\$6.43	\$3.16		
10/30/25	\$5.04	\$3.11	\$6.10	\$3.46	\$6.62	\$3.55	\$6.48	\$3.16	\$5.84	\$3.15
11/06/25	\$5.28	\$3.17	\$6.22	\$3.40	\$6.64	\$3.53	\$6.56	\$3.19	\$6.03	\$3.16
11/13/25	\$5.40	\$3.23	\$6.28	\$3.45	\$6.67	\$3.54	\$6.58	\$3.23	\$6.05	\$3.19
11/20/25	\$5.01	\$3.04	\$6.12	\$3.42	\$6.57	\$3.55	\$6.49	\$3.24	\$6.10	\$3.21
12/04/25	\$4.79	\$3.06	\$6.09	\$3.36	\$6.53	\$3.51	\$6.51	\$3.23	\$6.03	\$3.20
12/11/25	\$3.88	\$2.73	\$5.80	\$3.23	\$6.36	\$3.46	\$6.36	\$3.16	\$6.03	\$3.18
12/18/25	\$3.48	\$2.51	\$5.59	\$3.23	\$6.26	\$3.40	\$6.25	\$3.15	\$6.03	\$3.21
01/08/26	\$2.46	\$2.08	\$5.02	\$2.93	\$6.02	\$3.21	\$6.05	\$3.11	\$5.91	\$3.09
01/15/26	\$2.07	\$1.91	\$4.64	\$2.71	\$5.54	\$3.04	\$5.62	\$3.09	\$5.80	\$3.04
01/22/26	\$3.34	\$2.45	\$5.13	\$2.84	\$5.54	\$3.18	\$5.66	\$3.18	\$5.91	\$3.17
Hedged	\$3.57	\$3.13	\$5.54	\$3.52	\$5.98	\$3.29	\$6.23	\$3.12	\$6.06	
% of Avg Hedged	85%	75%	85%	75%	75%	75%	50%	75%	50%	
Authorized 7/28/25							25% @ \$5.50			
Authorized 11/24/25									25% @ \$5.50	