January 15, 2026

Pajaro/Sunny Mesa Community Services District
Attention: Judith Vasquez-Varela, General Manager
136 San Juan Road
Royal Oaks, CA 95076

SUBJECT: Proposal for Professional Services – Pajaro – Sunny Mesa – Springfield Area Regional Water System Consolidation Project – Final Design Proposal for Phase 1 and Phase 2 and Engineering Services and Construction Management During Bid/Construction Phase for Phase 1

Dear Ms. Vasquez-Varela,

Thank you for the opportunity to submit this proposal for Design, Engineering, Bid Phase, Construction Support, and Construction Management Services for the Pajaro – Sunny Mesa – Springfield (PSMS) Area Regional Water System Consolidation Project (Project) for the Pajaro/Sunny Mesa Community Services District (PSMCSD or District).

Background and Existing Systems

MNS Engineers, Inc. (MNS) was retained by the Community Water Center (CWC) as part of a technical assistance work plan funded by the State Water Board to provide planning and detailed design services to improve the potable water supply system for the North of Moss Landing (NOML) area and to substantially improve the resiliency and reliability of the Pajaro Water System (PWS), the Sunny Mesa Water System (SMWS), and the Springfield Water System (SWS). The consolidated system will be owned and operated by the District.

MNS recently completed 30% design documents for the Project. Due to funding limitations, the Project has been divided into two phases, such that each phase is within a fundable dollar value. The intent is for Phase 1 of the Project to be constructed and able to provide independent utility from Phase 2 Project elements. Phase 1 of the Project would function as a standalone water system in the event Phase 2 is not funded or is otherwise delayed. Phase 2 will extend water service to the NOML area.

Project Understanding

The District and CWC has requested MNS prepare this proposal to provide final design, bid support, engineering services during construction, and construction management support for Phase 1 and to provide final design for Phase 2 of the PSMS Project.

Phase 1 includes the following components:

- Iron/Manganese Water Treatment Plant at Pajaro Well No. 1.
- Approximately 34,320 linear feet of transmission and distribution pipelines including associated appurtenances such as valves, fire hydrants, blow off valves, air release valves, and water sampling stations.
- Service connection tie-overs to 4 existing residences in the Sunny Mesa Water System Area and 1 service connection in the Springfield Water System area.
- Transmission Booster Packaged Pump Station including site improvements.
- Modifications to the existing PWS including fill modifications to the PWS storage tanks and rehabilitation of one of PWS's 600,000-gallon storage tanks.
- Conversion of existing Sunny Mesa Wells No. 1 and No. 2 to stand-by operation.
- Replacement of water meters in the PWS and SMWS to radio read meters.

Phase 2 includes the following components:

- Approximately 13,200 linear feet of transmission and distribution pipelines including associated appurtenances such as valves, fire hydrants, blow off valves, air release valves, and water sampling stations.
- Service connections to 76 existing residences in the North of Moss Landing Area.

MNS DETAILS

LEGAL NAME
MNS Engineers, Inc.

FIRM OWNERSHIP TYPE
C-Corporation

YEAR FIRM ESTABLISHED
1962

CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS
DIR No. 1000003564

CORPORATE OFFICE
201 N. Calle Cesar Chavez,
Suite 300
Santa Barbara, CA 93103
805.692.6921 Office/Fax
mnsengineers.com

LOCAL OFFICE
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
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PROJECT CONTACT AND AUTHORIZED SIGNATORY
Nick Panofsky, PE, QSD
Project Manager
805.722.2734 Mobile
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- Water Storage Facility for the Bluff/Jensen Zone, with Chemical Dosing facilities and a booster pump station to maintain pressure in the Bluff/Jensen Zone.
- Abandonment of private wells in the North of Moss Landing Area.

The goal of this proposal is to support advancement of Phase 1 of the Project through final design, bidding, and construction and the Phase 2 Project through 100% design, based on the Preliminary Engineering Report (PER) and 30% design documents. The Phase 1 and Phase 2 Projects will be two separate contract document packages.

Figures showing the overall Project layout, identifying the elements included in Phase 1 and Phase 2, are included as attachments to this proposal.

Detailed Scope of Work

MNS will actively manage individual Project tasks, minimizing the District's effort to move the Project forward. The MNS design team includes Buhler Engineering, Inc. (Buhler) to provide structural engineering, IRJ Engineers, Inc. (IRJ) to provide electrical engineering, and TJCAA to provide Instrumentation and controls support. The design team will support the Project through design and construction (phase 1). Proposals for services to be provided by subconsultants are provided as attachments. We have developed the following scope of work specifically for the Project.

Task 1 – Project Management, Quality Assurance/Quality Control, and Coordination

Subtask 1.1 – Project Management

The Project Manager, Nick Panofsky, PE, will continue to provide ongoing coordination of the Project team including the District, CWC, subconsultants, and the internal Project team during design of the Project. Nick will monitor the budget and serve as the main point of contact with the District. Regular phone calls and e-mail updates will be sent from Nick to the District's Project Manager to keep lines of communication open and up to date. He will submit monthly invoices with supporting documentation in a format acceptable to the District and manage contract terms. He will also provide updated Project schedules as requested by the District.

Nick will also manage deliverable deadlines around a mutually agreeable schedule. He will ensure internal quality control reviews are completed and that final products satisfy the contract requirements.

Subtask 1.2 – Quality Assurance/Quality Control (QA/QC)

In accordance with MNS company policy, deliverables, calculations, recommendations, and other documentation will be reviewed by an experienced engineer, not otherwise associated with the Project, prior to submittal to the District. Documents will be reviewed for technical excellence, the goals and expectations of the District are being met, and conformance with applicable design checklists and standards. For the Project, MNS deliverables and other items requiring QA/QC reviews will be reviewed by Tyler Hunt, PE, QSD/QSP.

Subconsultants will be responsible for quality control reviews of subconsultant deliverables. The MNS team will provide interdisciplinary reviews of subconsultant work products to verify the work has been coordinated.

Subtask 1.3 – Coordination with the District and Project Stakeholders

Over the duration of the Project, MNS will lead meetings and conference calls to move the Project forward and maintain open communications with the District. Meetings with District staff and Project stakeholders will be held at key times of the design, bid, and construction phases to obtain data and to develop design details for progress updates, discussion, clarifications, and direction.

We have budgeted for the following meetings over the course of the Project:

- Project Kick-Off Meeting
- Phase 1 - 60%, 90%, and 100% Design Review Meetings
- Phase 2 - 60%, 90%, and 100% Design Review Meetings

The Project Manager and one support staff will attend budgeted meetings. We assume all meetings will be held virtually. We have also budgeted for attendance at two community meetings led by CWC, and 60 half-hour bi-weekly virtual update meetings with CWC staff. For the Project kick-off meeting, MNS will develop a meeting agenda and will submit action items to the District within five business days to document decision making.

In addition to these meetings, we have budgeted to attend up to 36 additional monthly Virtual Coordination Meetings with the District, CWC, the State, and other Project stakeholders. We assume these meetings will be led by others, and MNS will not develop meeting agendas or meeting minutes.

Subtask 1.4 – Project Schedule Development

MNS will maintain an overall Project schedule in Gantt chart format. The schedule will include Project phases through design, permitting, bidding, and construction. The schedule will be updated at regular intervals throughout the Project based on the development and findings and ongoing environmental permitting process. Schedule updates on the environmental permitting process will be provided by the District's environmental consultant, Denise Duffy and Associates (DDA).

Task 1 Deliverables:

- Meeting Agendas, Minutes, and Action Items
- Invoices
- Project Schedule Updates

Task 2 – 60%, 90%, 100% and Final Design Development – Phase 1

MNS will prepare draft and final design documents for the Project clearly defining the work to be completed and suitable for public bid. Plans, specifications, and construction cost opinions (PS&Es) will be developed and submitted at the 60%, 90%, 100%, and Final design stages.

Plans

MNS will prepare detailed drawings for the Project clearly defining the work to be completed. Plans will be prepared in AutoCAD Civil 3D.

Plan and profile drawings of pipelines will be prepared at a horizontal scale of 1" = 20', with the vertical scale drawn at a scale of 1" = 4'. Design standards and specifications for pipelines, treatment facilities, tanks, and other water system elements will be in accordance with District standards, where applicable.

As part of the design submittals, MNS will prepare detailed traffic control plan drawings that clearly define the work to be completed in accordance with the California MUTCD, the Work Area Traffic Control Handbook (WATCHBOOK), Caltrans Standard Plans and applicable local standards as adopted by the Pajaro/Sunny Mesa Community Services District. These drawings will reflect typical and site-specific conditions, including lane shifts, closures, detours, and bicycle accommodations. Where necessary, we will perform truck turning analyses at intersections or tight corners impacted by the proposed traffic control systems to ensure adequate clearance for large vehicles and to verify constructability and safety.

An anticipated sheet list is provided as follows.

Sheet	Sheet No.	Description
1	G-001	Title Sheet, Vicinity Map, and Location Map
2	G-002	General and Civil Notes
3	G-003	Sheet Layout Plan and Basis of Bearings
4	G-004	Sheet Index
5	G-005	Construction Management Plan
6 to 53	C-001 - C-048	Water Pipeline Plan and Profile
54	C-049	Caltrans Crossing Details
55	C-050	Connection Details
56	C-051	Water Service Laterals
57	C-052	Pajaro Well No. 1 Site Demolition Piping Plan
58	C-053	Pajaro Well No. 1 Site Piping Plan
59	C-054	Pajaro Well No. 1 Site Piping Details
60	C-055	Pajaro Well No. 1 Site Chemical Electrical Building Plan & Section
61	C-056	Pajaro Well No. 1 Site Civil Details
62	C-057	Pajaro Tank Plan
63	C-058	Pajaro Tank Piping Modifications Details
64	C-059	Booster Pump Station Site Improvement Plan
65	C-060	Booster Pump Station Site Piping Plan
66	C-061	Booster Pump Station Site Civil Details
67	C-062	Sunny Mesa Well Site Meter Relocation
68	C-063	Trench Details
69	C-064	Valve Vault Details
70	M-101	Pajaro Well No. 1 Treatment Mechanical Plan

Sheet	Sheet No.	Description
71	M-102	Pajaro Well No. 1 Treatment Mechanical Sections
72	M-201	Pajaro Tank Rehabilitation Plan
73	M-202	Pajaro Tank Site Details
74	M-203	Pajaro Tank Rehabilitation Details
75	M-301	Booster Pump Station Mechanical Plan and Section
76	I-001	Symbols and Legend – Process & Instrumentation Diagram
77	I-002	Loop Diagrams – Process & Instrumentation Diagram
78	I-003	Network Communication Diagram
79	I-101	Pajaro Well No. 1 – Process & Instrumentation Diagram
80	I-201	Pajaro Tank Water Production – Process & Instrumentation Diagram
81	I-202	Pajaro Tank Booster Pump – Process & Instrumentation Diagram
82	I-301	Transmission Booster Pump Station – Process & Instrumentation Diagram
83	I-401	Sunny Mesa Tank Site – Process & Instrumentation Diagram
84	I-501	Springfield Water Production – Process & Instrumentation Diagram
85	I-502	Springfield Booster Pumps – Process & Instrumentation Diagram
86	BR-01	Bridge Crossing Structural Notes
87	BR-02	Bridge Crossing General Plan
88	BR-03	Bridge Crossing Vault Details
89	BR-04	Bridge Crossing Interior Pipe Support Details
90	S-001	Structural Notes - 1
91	S-002	Structural Notes - 2
92	S-101	Pajaro Well No. 1 Treatment Plant Structural Site Plan
93	S-102	Pajaro Well No. 1 Treatment Plant Tank Foundation Plan and Details
94	S-103	Pajaro Well No. 1 Treatment Plant Foundation Plan and Roof Framing Plan
95	S-104	Pajaro Well No. 1 Treatment Plant Elevations
96	S-201	Pajaro Tank Rehabilitation Structural Details - 1
97	S-202	Pajaro Tank Rehabilitation Structural Details - 2
98	S-301	Booster Pump Station Foundation Plan
99	S-601	Typical Details
100	S-602	Typical Tank & Booster Pump Foundation Details
101	S-603	Typical Details
102	E-001	Symbol Lists, Luminaire Schedule, Details
103	E-002	Single Line Diagrams
104	E-003	Pajaro Well No. 1 Site Electrical Plan
105	E-004	Pajaro Tank and Well No. 2 Site Electrical Plan
106	E-005	Transmission Booster Pump Station Site Electrical Plan
107	E-006	Sunny Mesa Tank Site Electrical Plan
108	MH-001	Legend, Schedules, Notes
109	MH-002	Pajaro Well No. 1 Site Mechanical Plan
110	MH-003	Control Schematic, Mechanical Details
111	TCP-001	Traffic Control Title Sheet
112	TCP-002	Construction Area Signs
113	TCP-003	Salinas Rd Bridge Crossing Over Hwy 1

Sheet	Sheet No.	Description
114	TCP-004	Intersection of Jensen Rd at Bluff Rd
115	TCP-005	Intersection of Cabrillo Hwy at Springfield Rd
116	TCP-006	Intersection of Cabrillo Hwy at Jensen Rd
117	TCP-007	Intersection of Elkhorn Rd at Hudson Landing Rd
118	TCP-008	Intersection of Elkhorn Rd at Garin Rd
119	TCP-009	Intersection of Elkhorn Rd at Werner Rd
120	TCP-010	Typical TCP 1: Pipe Installation Within Narrow Shoulder
121	TCP-011	Typical TCP 2: Pipe Installation Within Wide Shoulder
122	TCP-012	Typical TCP 3: Pipe Installation Within Travel Lane
123	TCP-013	Typical TCP 4: Pipe Installation Within Center of Roadway
124	TCP-014	Traffic Handling Plan and Quantity Sheet 1
125	TCP-015	Traffic Handling Plan and Quantity Sheet 2
126	TCP-016	Detour Plan: Detour Plan for Highway 1 FWY/Ramp Closure North
127	TCP-017	Detour Plan: Detour Plan for Highway 1 FWY/Ramp Closure South

Specifications

Front end specification documents will be developed based on the Engineering Joint Council on Contract Documents Committee (EJCDC) 2018 template. Technical specifications will reference the latest edition Standard Specifications for Public Works Construction (Greenbook) and Caltrans Standard Specifications where applicable. MNS will also provide CSI format technical specifications for the work to be completed. A table of contents and select technical specifications will be submitted with the 60% design submittal. Complete specifications will be submitted with the 90%, 100%, and Final design deliverables.

Engineer's Opinion of Probable Construction Cost

MNS will prepare an Engineer's Opinion of Probable Construction Cost for the 60%, 90%, 100%, and Final design deliverables. We will base the opinions on recent projects of similar size and scope upon which we have worked and communications with contractors, vendors, and material suppliers.

MNS will prepare and submit 60%, 90%, 100%, and Final PS&E document electronically in Adobe Acrobat PDF format. Following each submittal and receipt of comments, MNS will lead a design review meeting per Subtask 1.3. with District and CWC staff to discuss the submittal and review comments. A breakdown of anticipated work required to complete the design is provided in the following tasks.

Subtask 2.1 – Trenchless Installation Support

The Project requires a trenchless crossing in an environmentally sensitive area at the Jensen – Springfield tie-in location along Highway 1. MNS has teamed with Schnabel Engineering (Schnabel) to provide trenchless construction support for the Project. Schnabel will provide technical support for the horizontal directional drilling (HDD) crossing and include review of geotechnical information, recommendations for additional investigations, evaluation of HDD alignment feasibility (including hole stability, fluid return potential, settlement, and pipe stress analysis), and preparation of supporting calculations summarized in a technical memorandum. Schnabel will assist with HDD alignment parameters (entry/exit angles, tangent lengths, minimum bend radii) and prepare and review related contract specifications and design drawings. Services will cover technical input and review through the 60%, 90%, and 100% design submittals. A detailed proposal for services to be provided by Schnabel is provided as an attachment.

Subtask 2.2 – Utility Location (Potholing)

MNS will coordinate and oversee subsurface utility investigation (SUE) activities to verify the location, depth, and horizontal alignment of existing utilities within the proposed Project limits. Work will be performed to support design and reduce construction risk related to unknown or inaccurately mapped utilities. MNS will collect and review available utility maps, as-builts, and GIS data to identify potential conflicts within the Project area. MNS will prepare a potholing plan to provide a basis for pothole locations. MNS will coordinate with the potholing contractor, contracted to MNS. Our contractor will perform vacuum excavation ("potholing") to confirm utility type, size, material, and depth. Horizontal and vertical coordinates of exposed utilities will be noted for incorporation into the Project base map, tied to surveyed features. We have budgeted $50,000 for a subcontractor to complete the potholing activities and assume the work will be completed within one week. We assume the potholing contractor will be responsible for traffic control and encroachment permitting.

Subtask 2.3 – SCADA Planning Support

MNS Subconsultant, TJC and Associates (TJCAA) will prepare preliminary information in support of the design of a new SCADA system for the District. The work includes a field radio survey and preparation of a technical memo detailing design parameters for

the SCADA system. MNS will coordinate the work. A detailed description of the services to be provided by TJCAA is provided in their proposal, attached.

Subtask 2.4 – 60% Design Development

The MNS team will prepare 60% PS&E sufficiently complete to provide for District review. We will assemble a review package in Adobe Acrobat PDF (PDF) format and transmit electronically. We will prepare a response matrix summarizing each comment on the 30% design, identifying how each comment is addressed in the 60% submittal. Following receipt of the consolidated 60% design comments, we will hold a design review meeting with CWC and District staff to discuss the comments as discussed in Task 1. We anticipate all comments will be generally within the scope of this proposal.

Subtask 2.5 – 90% Design Development

MNS will prepare 90% PS&E sufficiently complete to provide for District review and agency permitting. Comments received on the 60% design submittal will be incorporated. We will assemble a review package in PDF format and transmit electronically. Following receipt of the consolidated 90% design comments, we will hold a design review meeting with CWC and District staff to discuss the comments. We will prepare a response matrix summarizing each District comment on the 60% design, identifying how each comment is addressed in the 90% submittal. We will also prepare a response matrix summarizing each constructability review comment and how each comment was addressed. We anticipate all comments will be generally within the scope of this proposal.

Subtask 2.6 – Constructability Review

Prior to the 90% design submittal stage, MNS will perform a constructability review to evaluate the feasibility of the proposed design from a construction perspective. This review will identify potential conflicts, sequencing issues, or cost and schedule risks, with the goal of improving biddability, minimizing change orders, and ensuring a smooth transition from design to construction. Recommendations will be documented and incorporated into the 100% and Final design submittal for CWC and District approval. The Constructability Review will be performed by Megan Panofsky, PE, CCM.

Subtask 2.7 – 100% Design Development

MNS will prepare 100% PS&E sufficiently complete to provide for District review and agency permitting. Comments received on the 90% design submittal will be incorporated. Environmental permitting information and mitigation measures will be integrated into the contract documents.

We will assemble a review package in PDF format and transmit electronically. Following receipt of consolidated 100% design comments, we will hold a design review meeting with District staff to discuss the comments. We will prepare a response matrix summarizing each District comment on the 90% design, identifying how each comment is addressed in the 100% submittal. We will also prepare a response matrix summarizing each constructability review comment and how each comment was addressed. We anticipate all comments will be generally within the scope of this proposal.

Subtask 2.8 – Final Design Development

MNS will prepare Final PS&E documents which will include complete plans and details for the proposed work suitable for public bidding. These plans will include changes based upon the 100% design review comments and discussion. We will prepare a response matrix summarizing each District comment on the 100% design, identifying how each comment is addressed in the Final submittal. We will submit electronic documents upon completion of the work. Electronic formats will include images prepared in PDF format and electronic files compatible with Microsoft Word, Excel, and AutoCAD, as appropriate. Contract documents will be stamped and signed by professional engineers in the appropriate disciplines, registered in the State of California. MNS assumes the District will provide final reproduction of plans and specifications and will provide plans and specifications to prospective bidders.

Task 2 Deliverables:

- Trenchless Installation Memo
- SCADA Planning Memorandum and Radio Survey Results
- 60%, 90%, 100%, and Final PS&E

Task 3 – 60%, 90%, 100% and Final Design Development – Phase 2

MNS will prepare draft and final design documents for the Project clearly defining the work to be completed and suitable for public bidding. PS&E will be developed and submitted at the 60%, 90%, 100%, and Final stages.

Plans

MNS will prepare detailed drawings for the Project clearly defining the work to be completed. Plans will be prepared in the latest version of AutoCAD Civil 3D.

Plan and profile drawings of pipelines will be prepared at a horizontal scale of 1” = 20’, with the vertical scale drawn at a scale of 1” = 4’. Design standards and specifications for pipelines, treatment facilities, tanks, and other water system elements will be in accordance with District standards, where applicable.

An anticipated sheet list is provided as follows.

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3	G-003	Sheet Layout Plan and Basis of Bearings
4	G-004	Sheet Index
5	G-005	Construction Management Plan
6 to 33	C-001 - C-028	Water Pipeline Plan and Profile
34	C-029	Connection Details
35 to 42	C-030 – C-037	Water Service Laterals
43	C-038	Bluff-Jensen Site Improvement Plan
44	C-039	Bluff-Jensen Site Piping Plan
45	C-040	Bluff-Jensen Site Tank Plan and Sections
46 to 48	C-041 to C-043	Bluff-Jensen Site Tank Details
49	C-044	Bluff-Jensen Site Chemical/Electrical Building Plan and Section
50 to 51	C-045 – C-046	Bluff-Jensen Site Civil Details
52	C-047	Trench Details
53	M-101	Bluff-Jensen Pump Station Plan and Sections
54	I-001	Symbols and Legend – Process & Instrumentation Diagram
55	I-002	Loop Diagrams – Process & Instrumentation Diagram
56	I-003	Network Communication Diagram
57	I-101	Bluff-Jensen Site Process & Instrumentation Diagram
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63	S-104	Bluff-Jensen Pump Station Elevations
64	S-601	Typical Details
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69	E-003	Bluff-Jensen Site Electrical Plan
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71	MH-002	Bluff-Jensen Site Mechanical Plan
72	MH-003	Control Schematic, Mechanical Details

Specifications

Front end specification documents will be developed based on the Engineering Joint Council on Contract Documents Committee (EJCDC) 2018 template. Technical specifications will reference the latest edition Standard Specifications for Public Works Construction (Greenbook) and Caltrans Standard Specifications where applicable. MNS will also provide CSI format technical specifications for the work to be completed. A table of contents and select technical specifications will be submitted with the 60% design submittal. Complete specifications will be submitted with the 90%, 100%, and Final design deliverables.

Engineer's Opinion of Probable Construction Cost

MNS will prepare an Engineer's Opinion of Probable Construction Cost for the 60%, 90%, 100%, and Final design deliverables. We will base the opinions on recent projects of similar size and scope upon which we have worked and communications with contractors, vendors, and material suppliers.

MNS will prepare and submit 60%, 90%, 100%, and Final PS&E electronically in Adobe Acrobat PDF format. Following each submittal and receipt of comments, MNS will lead a design review meeting per Subtask 1.3. with District and CWC staff to discuss the submittal and review comments. A breakdown of anticipated work required to complete the design is provided in the following tasks.

Subtask 3.1 – 60% Design Development

The MNS team will prepare 60% PS&E sufficiently complete to provide for District review. We will assemble a review package in Adobe Acrobat PDF (PDF) format and transmit electronically. We will prepare a response matrix summarizing each comment on the 30% design, identifying how each comment is addressed in the 60% submittal. Following receipt of the consolidated 60% design comments, we will hold a design review meeting with CWC and District staff to discuss the comments as discussed in Task 1. We anticipate all comments will be generally within the scope of this proposal.

Subtask 3.2 – 90% Design Development

MNS will prepare 90% PS&E sufficiently complete to provide for District review and agency permitting. Comments received on the 60% design submittal will be incorporated. We will assemble a review package in PDF format and transmit electronically. Following receipt of the consolidated 90% design comments, we will hold a design review meeting with CWC and District staff to discuss the comments. We will prepare a response matrix summarizing each District comment on the 60% design, identifying how each comment is addressed in the 90% submittal. We will also prepare a response matrix summarizing each constructability review comment and how each comment was addressed. We anticipate all comments will be generally within the scope of this proposal.

Subtask 3.3 – Constructability Review

Prior to the 90% design submittal stage, MNS will perform a constructability review to evaluate the feasibility of the proposed design from a construction perspective. This review will identify potential conflicts, sequencing issues, or cost and schedule risks, with the goal of improving biddability, minimizing change orders, and ensuring smooth transition from design to construction. Recommendations will be documented and incorporated into the 100% and Final design submittal for District approval. The Constructability Review will be performed by Megan Panofsky, PE, CCM.

Subtask 3.4 – 100% Design Development

MNS will prepare 100% PS&E sufficiently complete to provide for District review and agency permitting. Comments received on the 90% design submittal will be incorporated. Environmental permitting information and mitigation measures will be integrated into the contract documents.

We will assemble a review package in PDF format and transmit electronically. Following receipt of consolidated 100% design comments, we will hold a design review meeting with CWC and District staff to discuss the comments. We will prepare a response matrix summarizing each District comment on the 90% design, identifying how each comment is addressed in the 100% submittal. We will also prepare a response matrix summarizing each constructability review comment and how each comment was addressed. We anticipate all comments will be generally within the scope of this proposal.

Subtask 3.5 – Final Design Development

MNS will prepare Final PS&E documents which will include complete plans and details for the proposed work suitable for public bidding. These plans will include changes based upon the 100% design review comments and discussion, and any requirements associated with Project construction funding. We will prepare a response matrix summarizing each District comment on the 100% design, identifying how each comment is addressed in the Final submittal. We will submit electronic documents upon completion of the work. Electronic formats will include images prepared in PDF format and electronic files compatible with Microsoft Word, Excel, and AutoCAD, as appropriate. Contract documents will be stamped and signed by professional engineers in the appropriate disciplines, registered in the State of California. MNS assumes the District will provide final reproduction of plans and specifications and will provide plans and specifications to prospective bidders.

Task 3 Deliverables:

- 60%, 90%, 100%, and Final PS&E

Task 4 – Permitting – Phase 1

MNS will provide permitting support for Phase 1 of the Project as described in the following subtasks.

Subtask 4.1 – County of Monterey Building Permit

MNS will prepare and submit permit application materials to the County Building Department for building improvements required as part of the Project, specifically the CMU building at the Pajaro Well No. 1 site. We will submit application materials to CWC and the District prior to submittal to the County utilizing the County's ePlan Review building permit web portal. Tasks will include:

- Compiling structural, mechanical, and electrical drawings in accordance with County building codes and standards;

- Providing calculations, specifications, and supporting documents as required by County plan review staff;
- Coordinating responses to plan check comments and revising documents as needed; and,
- Tracking permit status and facilitating communication between the County, CWC, and the District through permit issuance.

Subtask 4.2 – County of Monterey Encroachment Permit

MNS will prepare and submit a County Encroachment Permit application for installation of pipelines, valves, and related infrastructure within County rights-of-way. Tasks will include:

- Preparing detailed civil engineering drawings showing proposed improvements, traffic control plans, and construction staging areas within County ROW.
- Preparing and submitting the encroachment permit application package, including calculations, quantities, and environmental documentation provided by the District's environmental consultant.
- Coordinating with County staff during the review and approval process.
- Incorporating plan and specification revisions as required by the County into the Project PS&E, including trench restoration and paving specifications.

It is anticipated that the final encroachment permit will not be issued until the project has been bid and awarded for construction, as the selected contractor will need to pull the final permit.

Subtask 4.3 – California Department of Transportation (Caltrans) Encroachment Permit

MNS will apply for a Caltrans Encroachment Permit for work affecting State highway rights-of-way, including the Salinas Road Bridge crossing Highway 1, and staging area near the intersection of Hilltop Road and Bluff Road. Tasks will include:

- Submittal of Project plans demonstrating conformance with Caltrans standards, showing proposed crossings, construction methods, and traffic control plans compliant with the California Manual on Uniform Traffic Control Devices (MUTCD).
- Preparing and submitting a complete permit application, including environmental compliance documentation.
- Coordinating with Caltrans permit engineers and addressing review comments through permit approval.

Subtask 4.4 – Industrial Waste Discharge Permit

MNS will:

- Review applicable regulations and permitting requirements with Pajaro County Sanitation District staff on Project specific permitting requirements.
- Compile industrial waste stream data to identify discharge requirements.
- Prepare and submit the Industrial Waste Discharge Permit application package, including technical support documents.
- Coordinate with agency staff, respond to comments, and provide clarifications through permit issuance.

We assume pre-treatment will not be required.

Subtask 4.5 – DDW Potable Drinking Water Permit

MNS will prepare an application for a new potable water supply permit for the consolidated water system including the work covered by Phase 1 of the Project. Work anticipated to be required for acquisition of the permit include:

- Review California Title 22 requirements and DDW permitting criteria for potable water system approval. Coordinate with DDW on Project specific permitting requirements.
- Compile system data, engineering reports, and water quality results needed to support the application.
- Preparation of Operation and maintenance information for the iron and manganese treatment system.
- Prepare and submit the DDW Potable Drinking Water Permit application package.
- Coordinate with DDW staff, address review comments, and support utility staff through permit issuance.

We assume that maps of existing potable water distribution systems will not be required for permitting.

Task 4 Deliverables:

- County of Monterey Building Permit
- County of Monterey Encroachment Permit
- Caltrans Encroachment Permit
- Industrial Waste Discharge Permit
- DDW Potable Drinking Water Permit

Task 5 – Permitting – Phase 2

MNS will provide permitting support for the Project as described in the following subtasks.

Subtask 5.1 – County of Monterey Building Permit

MNS will prepare and submit complete permit application materials to the County Building Department for building improvements required as part of the Project, specifically the CMU building at the Bluff-Jensen site. We will submit application materials to the District prior to submittal to the County utilizing the County's ePlan Review building permit web portal. Tasks will include:

- Compiling structural, mechanical, and electrical drawings in accordance with County building codes and standards;
- Providing calculations, specifications, and supporting documents as required by County plan review staff;
- Coordinating responses to plan check comments and revising documents as needed; and,
- Tracking permit status and facilitating communication between the County, and the District through permit issuance.

Subtask 5.2 – County of Monterey Encroachment Permit

MNS will prepare and submit a County Encroachment Permit application for installation of pipelines, valves, and related infrastructure within County rights-of-way. Tasks will include:

- Preparing detailed civil engineering drawings showing proposed improvements, and construction staging areas within County ROW.
- Preparing and submitting the encroachment permit application package, including calculations, quantities, and required environmental documentation provided by the District's environmental consultant.
- Coordinating with County staff during the review and approval process.
- Incorporating plan and specification revisions as required by the County into the Project PS&E, including trench restoration and paving specifications.

We assume preparation of traffic control plans will be the responsibility of the contractor.

Subtask 5.3 – Monterey County Air Resources Board Permit to Construct/Operate

MNS will apply for permits from the Monterey County Air Resources Board for the new generator at the Bluff-Jensen Tank site.

Subtask 5.4 – DDW Potable Drinking Water Permit

MNS will coordinate with the District and DDW to update the PSMS potable water system permit with the proposed improvements included in Phase 2 of the Project. Work anticipated to be required as part of the permit update includes:

- Review California Title 22 requirements and DDW permitting criteria for potable water system approval. Coordinate with DDW on Project specific permitting requirements.
- Compile system data, engineering reports, and water quality results needed to support the application.
- Prepare and submit the DDW Potable Drinking Water Permit application package.
- Coordinate with DDW staff, address review comments, and support utility staff through permit issuance.

Task 5 Deliverables:

- County of Monterey Building Permit
- County of Monterey Encroachment Permit
- Construct and Operate Permits
- DDW Potable Drinking Water Permit

Task 6 – Bid Support Services – Phase 1

Subtask 6.1 – Engineering Support During Advertising and Bid Review

MNS will provide services to the District during the bidding period to facilitate the bidding process. We will coordinate with the District to comply with public noticing requirements and circulate the notice inviting bids to local plan rooms. We will assist in advertising the contract documents to contractors. MNS will maintain a plan holders list during the bid period. We assume no hard copies of the plans will be required.

The MNS Project Manager will attend the bid opening virtually.

Following the close of the bidding period, MNS will review the bids received including tabulation of bids, review bids for responsiveness, and research the Contractor submitting the apparent low bid. Research will include contacting references, internal and external, to verify the Contractor's experience statements. We will develop a letter documenting the bid analysis, and our recommendation regarding awarding the contract.

Subtask 6.2 – Pre-Bid Meeting

The MNS Project Manager and Project Engineer will conduct the pre-bid meeting. We will prepare an attendees list and circulate it to plan holders following the meeting. We will document questions received from Contractors during the bid process. MNS will prepare minutes from the pre-bid meeting, which will be provided to the District within three working days.

Subtask 6.3 – Addenda

MNS will respond to questions from contractors. As required, MNS will also prepare addenda during the bidding process to clarify or modify the intent of the contract documents. We will prepare and submit the addenda to the District in a timely manner for distribution. The addenda will include changes to the contract documents as identified during the bid, as necessitated by comments from District staff, questions from contractors, questions during the pre-bid meeting, and from internal sources. We have assumed four addenda will be prepared for this Project. MNS will issue addenda to plan holders.

Subtask 6.4 – Conformed Contract Documents

Following the conclusion of the bidding period, MNS will incorporate the addenda to prepare a conformed set of contract documents. We will submit these final documents to the District in Adobe Acrobat (PDF) for distribution to the Contractor. We assume no hard copies of the plans will be required.

Task 6 Deliverables:

- Bid Summary
- Recommendation to Award
- Pre-Bid Meeting Minutes
- Responses to Contractor Questions / Addenda (4)
- Conformed Contract Documents

Task 7 – Engineering Support Services During Construction – Phase 1

The MNS design team will support the District through the construction process as described in the following subtasks.

Subtask 7.1 – Construction Meetings

The MNS Project Manager and Senior Project Engineer will attend the pre-construction meeting, which is anticipated to be completed virtually. We have also budgeted for the MNS Senior Project Engineer to attend up to 88 additional weekly videoconference meetings during construction, and the MNS Project Manager to attend 24 weekly video conference meetings during construction.

The MNS Senior Project Engineer and Project Manager will also attend 24 monthly internal monthly coordination calls over the course of construction.

Subtask 7.2 – Submittal Review

MNS design staff will review Contractor shop drawings and submittals requiring technical input from the Construction Manager for conformance with the Project drawings and specifications. For budgeting, we have assumed 120 technical submittals with 80 requiring one re-submittal. We will prepare a Shop Drawing Review Letter (SDRL) for each submittal and maintain a Submittal Log. We have assumed all submittals and SDRLs will be transmitted electronically.

Subtask 7.3 – Respond to RFIs/RFCs

MNS will prepare responses to requests for information/clarification (RFI/RFCs) forwarded by the construction management team from the Contractor, or develop recommendations based on changed field conditions. We have assumed responses will be prepared for a total of 32 RFIs/RFCs.

We have budgeted $5,000 for Schnabel to provide support for changed conditions resulting from trenchless construction of the pipe segment to be installed using horizontal directional drilling.

Subtask 7.4 – Contract Change Order Support

MNS will review submitted contract change orders for validity with respect to the contract documents. If appropriate, MNS will provide revisions to the contract documents to provide a basis for development of contract change orders. We have assumed 8 change orders will require support during construction of the Project.

Subtask 7.5 – Start-Up Support

MNS will support the District with start-up of the Project. Prior to start-up of the facility, MNS will review the Contractor's start-up and testing procedures. The MNS Project Manager and Project Engineer will attend start-up and testing operations of the facility. We assume three days on site will be required.

Subtask 7.6 – Project Closeout

MNS staff will assist in developing a Project punch list. Once complete, MNS will prepare a letter documenting that the Project has been completed in accordance with the contract documents. The letter will be stamped and signed by a professional engineer, registered in California

Subtask 7.7 – Record Drawings

MNS will prepare record drawings based on a single consolidated set of Construction Manager and Contractor red-line drawings. Record drawings will be prepared using the latest version of AutoCAD and will be transmitted to the District within four weeks of receipt of red-line drawings. We will provide electronic versions of the record drawings in both AutoCAD and Adobe PDF format.

Task 7 Deliverables:

- SDRLs (200)
- Responses to RFIs/RFCs (32)
- Contract Change Order Responses (8)
- Project Punch List
- Project Completion Letter
- Record Drawings

Task 8 – Grant Management

Subtask 8.1 – Quarterly Progress Reports

MNS will assemble, consolidate, and summarize available information pertaining to the progress of tasks funded by the Drinking Water State Revolving Fund (DWSRF) – Expedited Drinking Water Grant Program (EDWGP) and prepare quarterly progress reports in the form and format required by the grant agreement with the State Water Resources Control Board (SWRCB). This subtask will include coordination between the grantee and grantor.

Subtask 8.2 – Reimbursement Requests

MNS will prepare reimbursement request to the SWRCB Division of Financial Assistance (DFA). MNS will ensure the accuracy and eligibility of expenditures for reimbursement through reconciliation of consultant and contractor invoices with various Project documents, the grant agreement, and the SWRCB Disbursement Request Instructions. This subtask will include coordination between the grantee and grantor.

Task 8 Deliverables:

- Quarterly Progress Reports
- Reimbursement Requests including:
    - SWRCB-DFA Form 259 (construction only)
    - SWRCB-DFA Form 260
    - SWRCB-DFA Form 261

Task 9 – Construction Administration

MNS proposes to provide the following scope of work in support of the construction of Phase 1 of the Project.

MNS will provide contract administration services as required to maintain accurate documentation of the construction. It is our intent to support the District through the construction of this Project. Throughout the construction process, MNS staff will be available to the District. Project records and documentation will be available to all members of the Project team.

The MNS Construction Manager will act as the point of contact between the Contractor, material testing technicians, design team, District Environmental Consultant, and District staff during the construction phase of the work. Timely, accurate and relevant information will be communicated to key stakeholders as a basis for decision making, using the latest Project information from the electronic contract administration software platform.

MNS has budgeted $5,000 for reimbursable expenses for costs for miscellaneous lodging, office supplies and technical support for the Construction Management / Closeout Phases of the Project

Subtask 9.1 – Project Initiation

The MNS Construction Manager will verify the Contractor's contractual obligations and District's concerns are consistently met. These include the following: Stormwater Best Management Practices (BMPs) and Environmental Compliance Monitoring measures per the contract documents; verification of subcontractors listed in the original bid; conformed set of contract documents utilized by the Contractor; verification of Contractor's project manager and project superintendent minimum qualifications per the bid documents if applicable; and verification of Contractor's reference projects. The MNS Construction Manager will also verify the Payment and Performance Bonds meet the contract minimum requirements.

The MNS Construction Manager will also verify and communicate the Contract Documents Order of Precedence to the Contractor for resolution of conflicting contract documents. The Construction Manager will establish a clear chain of command and a clearly defined project organization chart.

- Documentation of compliance to contract agreement terms and conditions
- Order of Precedence Memorandum to key Stakeholders
- Organizational Chart and Chain of Command memorandum to key Stakeholders

Subtask 9.2 – Coordination with District Staff

MNS will proactively coordinate with District staff to receive their input; address their concerns; obtain District concurrence on Project sequencing plan, cost, or schedule changes to ensure continuity of water system construction quality and operations and maintain open communication regarding Project status.

Task 9.2 Deliverables:

- Meeting Minutes regarding sitewide activity scheduling coordination with District staff as needed.

Subtask 9.3 – Contractor Coordination

Subtask 9.3.1 – Submittal Management

MNS will manage the review of all submittals, shop drawings, safety plan and other submittals for general conformance with contract document submittal requirements. Technical submittal reviews will be coordinated with the design team as needed for technical support. It is assumed MNS will receive all submittals in an electronic format.

Task 9.3.1 Deliverables:

- Submittal and Resubmittal Reviews

Subtask 9.3.2 – RFI Review

MNS will review, coordinate and resolve issues with the design team, in a timely manner. Responses will be coordinated with the design team, field staff, and District staff. Responses to RFIs and other requests will be addressed in a timely manner. A running log of RFIs and current status will be maintained.

Task 9.3.2 Deliverables:

- RFI Responses

Subtask 9.3.3 – Correspondence and Reports:

MNS will furnish correspondence, bulletins, and reports on a regular basis as dictated by the Project and as required by the District. Other correspondence will be produced as appropriate to the Project status.

Subtask 9.3.4 – Construction Schedule:

MNS will coordinate with the Contractor to verify maintenance of an up-to-date computerized schedule in critical path format. MNS will review the Contractor's baseline and monthly CPM schedule updates, coordinate changes, and forward written conclusions to the District. We will review the same to verify milestone dates and any shutdown dates are realized in the schedule. MNS will notify the District and the Contractor when the Project schedule slips by more than 10% and request a recovery schedule from the Contractor.

Task 9.3.4 Deliverables:

- Monthly Schedule Review Reports during Pre-Construction, Construction Management and Close-out Phases

Subtask 9.3.5 – Cost Control:

MNS will review and monitor contract progress. Construction costs will be carefully managed in an effort to contain expenditures within the available budget. The Project's document control system will track and monitor the actual construction costs on the

Project. Tracking contract item payments and quantities will be incorporated into a progress payment tracking spreadsheet. Contract change order payments, extra work, supplemental work, item overruns and underruns will also be tracked. The Project contingency balance will be verified as part of the monthly progress pay estimate review and submittal. MNS will work closely with the District to monitor Project costs and forecast potential additional costs due to Project conditions or changes.

Task 9.3.5 Deliverables:

- Monthly Cost Control Spreadsheet Reports providing budgeted costs versus expended costs and estimates to complete will be provided.

Subtask 9.3.6 – Change Order Processing and Review:

MNS will strive to anticipate and address potential problems before they occur, assist the District with timely review of RFIs, process change orders promptly, review the Contractor's schedule, and provide an experienced review of the Project work. If unforeseen conditions occur, MNS will identify and help resolve cost and schedule related issues to keep the Project on schedule and within budget to the extent feasible. During construction, MNS will work to reduce or minimize third party impacts to the work and notify the District and Contractor in a timely manner such that the schedule is not disrupted.

MNS will collaborate with the District and Contractor in the review and comments of the Contractor's change orders. MNS will utilize our in-depth construction management experience to determine the reasonableness of the Contractor's change order costs; we will review and evaluate proposed changes to ensure compliance with the original design intent of the Project. For the purposes of this proposal, we have assumed review and negotiation of ten change orders during construction. MNS will maintain a log of all changes during construction.

Task 9.3.6 Deliverables:

- Change order reviews and MNS recommendations will be provided by MNS competent and experienced staff.

Subtask 9.3.7 – Progress Pay Requests:

MNS will keep accurate and complete quantity calculations. Item quantities will be checked during onsite construction observations as well as tracking extra work performed. MNS will assist the District in ensuring accurate and timely monthly estimates for the Project.

MNS will provide monthly progress payment reviews and recommendations to provide the District with the verified or corrected installed work-in-place percentages in a memorandum to process the monthly invoices from the Contractor. This task will be performed during Pre-Construction, Construction Management, and Close-out phases.

Task 9.3.7 Deliverables:

- Monthly Progress Payment Reviews

Task 9.4 – Construction Meetings

Subtask 9.4.1 – Project Kick-off Meeting

The MNS Construction Manager will meet with District staff to establish parameters including inspection needs, and procedures for contract change orders, submittal review and approval, requests for information (RFIs), procedures for progress payments, and quality control. We will also review project administration requirements.

Task 9.4.1 Deliverables:

- Meeting Agenda and Minutes

Subtask 9.4.2– Pre-Construction Conference

The pre-construction conference will be held with key Project stakeholders and the Contractor shortly after awarding the construction contract. It will cover scope, operations coordination, submittal procedures, safety, invoicing, labor complaints and associated protocols to be utilized throughout the Project. MNS will develop the agenda and lead the conference as well as develop the meeting minutes for the team.

Task 9.4.2 Deliverables:

- Meeting Agenda and Meeting Minutes

Subtask 9.4.3 – Project Internal Meetings

MNS will prepare agendas and meeting minutes for Project internal meetings monthly to provide Project coordination and construction schedule and cost control. Meeting minutes will be published and distributed. We have budgeted for the MNS Construction Manager to develop agendas for, and to lead, 24 monthly Project Meetings during the 24-month active construction window. MNS will prepare the meeting notes and distribute them to the key stakeholders via electronic document management software.

Task 9.4.3 Deliverables:

- 24 Meeting Agendas and Minutes

Subtask 9.4.4 – Weekly Contractor Meetings

Weekly Contractor Meetings will address the day-to-day Project progress and issues including procurement issues as perceived by MNS, District staff and other stake holders. MNS will develop the agenda, lead the meeting, and distribute the minutes. This meeting will address the schedule, scope changes, submittals, safety, on-site coordination, and logistics issues.

For the purposes of this proposal, it is assumed that one MNS construction management team member will attend one meeting per week for a period of 24 months for a total of 104 meetings.

The Contractor will also review the three-week-look-ahead schedule with the team. The overall Project schedule and budget will be discussed along with the review of the submittal, RFI, and Contract Change Order (CCO) logs.

MNS will also attend meetings with the District, Contractor, and other staff as appropriate to aid in the communication between the various Project stakeholders during construction. MNS will prepare the meeting agenda and minutes.

Task 9.4.4 Deliverables:

- 104 Meeting Agendas and Meeting Minutes

Subtask 9.5 – Labor Compliance:

MNS will spot review Contractors' certified payrolls for wage compliance in accordance with the California Department of Industrial Relations (DIR) requirements. MNS will inform the District of identified infractions and the recommendations to remedy identified non-compliance issues. Certified payrolls will also be used to confirm actual pay rates for labor reported in Extra Work Bills for work performed at force account.

Task 9.5 Deliverables: Monthly Review Reports during Construction Management / Closeout Phases of the Project.

Subtask 9.6 – On-Site Construction Observation and Daily Logs

MNS will provide on-site construction inspectors for construction operations and inspections. The inspector's primary duties will be to inspect and verify that work in place meets the requirements of the contract plans and specifications. Responsibilities include:

- Inspection diaries
- Photo record maintenance
- Record drawing maintenance
- Verification of material and equipment
- Quality assurance
- Acceptance/performance testing

We have scheduled inspections for a 24-month estimated construction duration for the Project. Inspection is estimated to be on an as needed basis but is assumed to be full-time for 24 months. Actual inspection time will be dictated by the Contractor's schedule and operations. It is anticipated that multiple inspectors will be needed at times due to the likely probability that the Contractor will be working across multiple geographically diverse sites throughout the project duration. We have also included an electrical inspector to be provided as needed.

Daily inspection reports will detail weather conditions, status of work, and the location and type of work performed by the Contractor. Inspection reports will include documentation of the craft labor, equipment, description of work, and quantities.

Task 9.6 Deliverables:

- Daily Construction Inspection reports developed by the MNS Inspection team as noted above will be furnished to the District via Microsoft Office based electronic software including Excel and Word software customized for the Project or cloud-based document management platform.

Subtask 9.7 – Specialty Inspections and Materials Testing

MNS will coordinate with Pacific Crest Engineering to provide materials testing, geotechnical testing, and special inspection to verify installed materials meet Project requirements. A detailed scope of work for the services to be provided for this task by Pacific Crest Engineering is included as an attachment to this proposal.

Task 9.7 Deliverables:

- Material testing reports as required by the contract documents will be distributed via Cloud-Based Microsoft Office Word and Excel based documentation to all relevant stakeholders.

Subtask 9.8 – Start-up and Commissioning

MNS will review the Contractor's detailed startup and commissioning plan and schedule. MNS will coordinate with the Contractor and District staff for the commissioning of the new system. We will assist with troubleshooting and addressing corrective actions that may be required.

MNS has included a Start-up Engineer with specialized expertise to support the ARE during the start-up and commissioning of the Project in the final two months of construction. We have allocated 60 hours for the Start-up Engineer.

Subtask 9.9 – Environmental Compliance

MNS will coordinate with the District's Environmental Consultant to provide environmental permitting compliance services prior to, and during construction.

TASK 10 – Project Closeout

Final Job Walk and Punch List Preparation. MNS' Construction Manager will attend a final job walk in the presence of the District prior to the completion of construction. The Construction Manager will administer the specifications' final acceptance requirements and develop a deficiency list (punch list) for the work performed, notify the Contractor, and re-inspect the completed work.

Based on the results of the punch list, MNS will make a written recommendation to the District to accept the completed work following the completion of punch list items.

O&M Manual and Warranty Coordination. MNS will coordinate with the MNS design team and the Contractor to confirm required O&M manuals and maintenance manuals are submitted in accordance with contract requirements. We will also verify warranty information is submitted and we will assist the District during this period if corrective work is required by the Contractor.

Review Contractor's Redlines

It is assumed the Contractor will be responsible for documenting all variations from the contract documents and will provide that information to MNS on a single official project redlined plan set, which is maintained by the District and the Contractor during project construction. The MNS Construction Manager will verify the Contractor's redlined drawings are maintained to reflect the installed conditions at the site.

Closeout. Upon satisfactory completion of all contract work, we will perform a final inspection, compile final invoices, assemble and submit contract closeout packages, prepare project closeout files and reports, and recommend final acceptance of the Project.

Task 10 Deliverables:

- Record drawings
- Punch lists
- Recommendation to Accept Completed Work (Notice of Completion)
- Engineer's Certificate of Project Completion

Project Team

MNS has assembled a qualified team with the skills and expertise to bring this Project to successful completion.

Our design team will be led by Nick Panofsky, PE, as Project Manager. Nick will be supported by Jordyn Arreola, PE as the Senior Project Engineer, Chad Harden, PE, SE, for bridge structural support, Alyssa Kispersky, PE, to lead HVAC design, and Tyler Hunt, PE, will provide quality assurance/quality control (QA/QC) reviews of each deliverable prior to submittal.

Our construction management team will be led by Randy Egner, PE, as Senior Construction Manager. Randy will be supported by Ryuun Ernst as Resident Engineer, Laurie Jones, as Office Engineer, Thom King, as Senior Construction Inspector, David Tannaci as Construction Inspector, Jeff Mitchum as Electrical and I&C Inspector, Ed Waggoner as Start-up Manager, and Sandara Lee to provide labor compliance support.

Additional MNS staff will be utilized as needed to complete the work.

We have supplemented our team with specialty subconsultants to bring the Project to successful completion:

- IRJ Engineers, Inc. (IRJ), led by Jill Johnson, PE, will provide electrical engineering support.
- Buehler Engineering, Inc., led by Joseph Klimiczyk, PE, will provide structural engineering support.
- TJCAA, led by Jacqueline N. Arama, P.E., PMP, will provide instrumentation and controls engineering support.

- Schnabel, led by Phaidra Campbell, PE, will provide trenchless engineering support (Phase 1 only).
- Pacific Crest Engineering, led by Chris Johnson, PE, will provide materials testing and special inspection.

Schedule

A tentative Project schedule in Gantt chart format schedule has been prepared and is attached, for reference. MNS is prepared to meet the schedule milestones established in the schedule.

Compensation

MNS proposes to perform the base services described herein for a not-to-exceed fee estimate provided in the following table. Detailed fee proposal spreadsheets are provided as attachments. All fees are in accordance with the MNS 2025 - 2026 Standard Fee Schedule, also included as an attachment. A fee escalation of 5% per year has been included in the fee estimate. For budgetary purposes, it is assumed pre-bid work will be completed in 2026, and construction will begin in 2027.

Task	Fee
Task 1 – Project Management, QA/QC, and Coordination	$188,000
Task 2 – 60%, 90%, 100% and Final Design Development and Constructability Review – Phase 1	$744,760
Task 3 – 60%, 90%, 100% and Final Design Development and Constructability Review – Phase 2	$294,920
Task 4 – Permitting – Phase 1	$100,760
Task 5 – Permitting – Phase 2	$51,580
Task 6 – Bid Support Services	$51,130
Task 7 – Engineering Support Services During Construction	$327,968
Task 8 – Grant Administration	$76,672
Task 9 – Construction Administration	$2,303,989
Task 10 – Project Closeout	$79,291
Total	**$ 4,219,071**

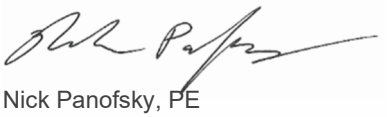
Assumptions

- MNS is currently contracted to provide ongoing support for a variety of services for the Project including easement acquisition support, development of 30% design documents, geotechnical engineering, etc. We assume the scope of work under the existing contract will be successfully completed under the existing contract.
- A construction funding source will be identified and secured prior to finalization of the Phase 2 final design documents.
- The transmission booster pump station will not be subject to a County building permit.
- The District will provide site access, facilitate right-of-entry permissions, if required, and pay for any permit fees.
- Only utilities in conflict areas identified by the design team will be pothole-verified. Additional locations can be added as an extra service.
- MNS assumes no traffic studies will be needed for any of the locations.
- MNS assumes no interaction with Caltrans Headquarters will be necessary.
- Traffic control will be the responsibility of the contractor. Traffic controls plans will not be required as part of the Phase 2 design package.
- The Contractor(s) will be responsible for preparation of stormwater control plans and Storm Water Pollution Prevention Plans (SWPPP), as applicable.
- The Contractor is responsible for Project construction site safety. MNS field staff will review the site and notify the Contractor of unsafe conditions observed and verify the safety concerns have been properly addressed.
- MNS has assumed that all Construction work will be performed during normal work hours. No overtime for holidays or weekends is included.

Closing

Thank you for the opportunity to submit this proposal. We are excited and look forward to continuing work with the District. Please feel free to contact me with any questions you may have at 805.722.2274 or npanofsky@mnsengineers.com. Thank you for your consideration.

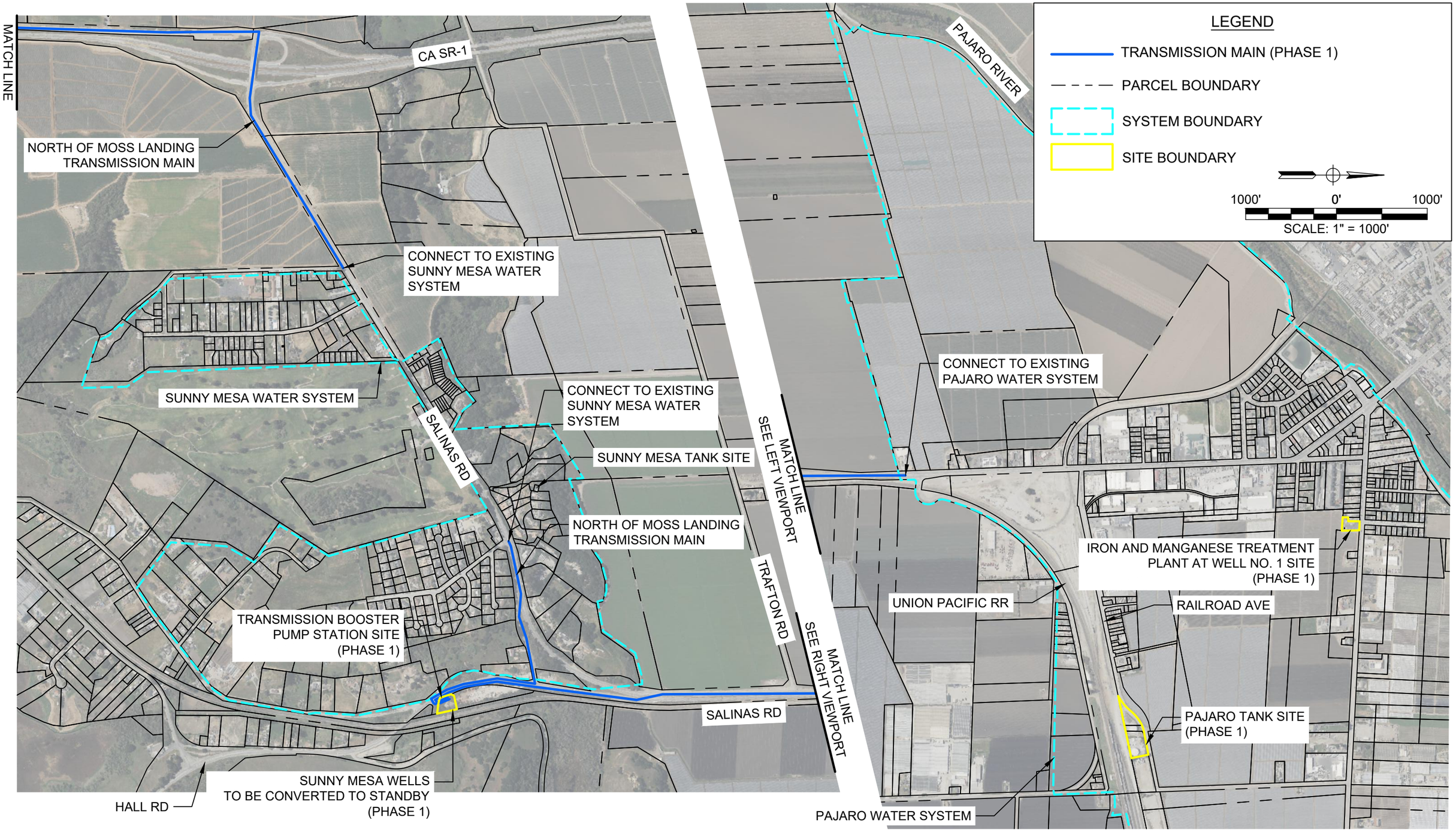
Sincerely,
MNS Engineers, Inc.



Nick Panofsky, PE
Vice President

Attachments:

- Project Phasing Figures
- Project Schedule
- MNS 2026 Rate Schedule
- Detailed Fee Spreadsheet
- Schnabel Proposal (Phase 1 only)
- IRJ Proposal (Phase 1 + Phase 2)
- Buehler Proposal (Phase 1 + Phase 2)
- TJCAA Proposal (Phase 1 + Phase 2)
- PCE Proposal (Phase 1 only)



MNS

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PHASED CONSTRUCTION MAP

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION

FIGURE 1

September 2025

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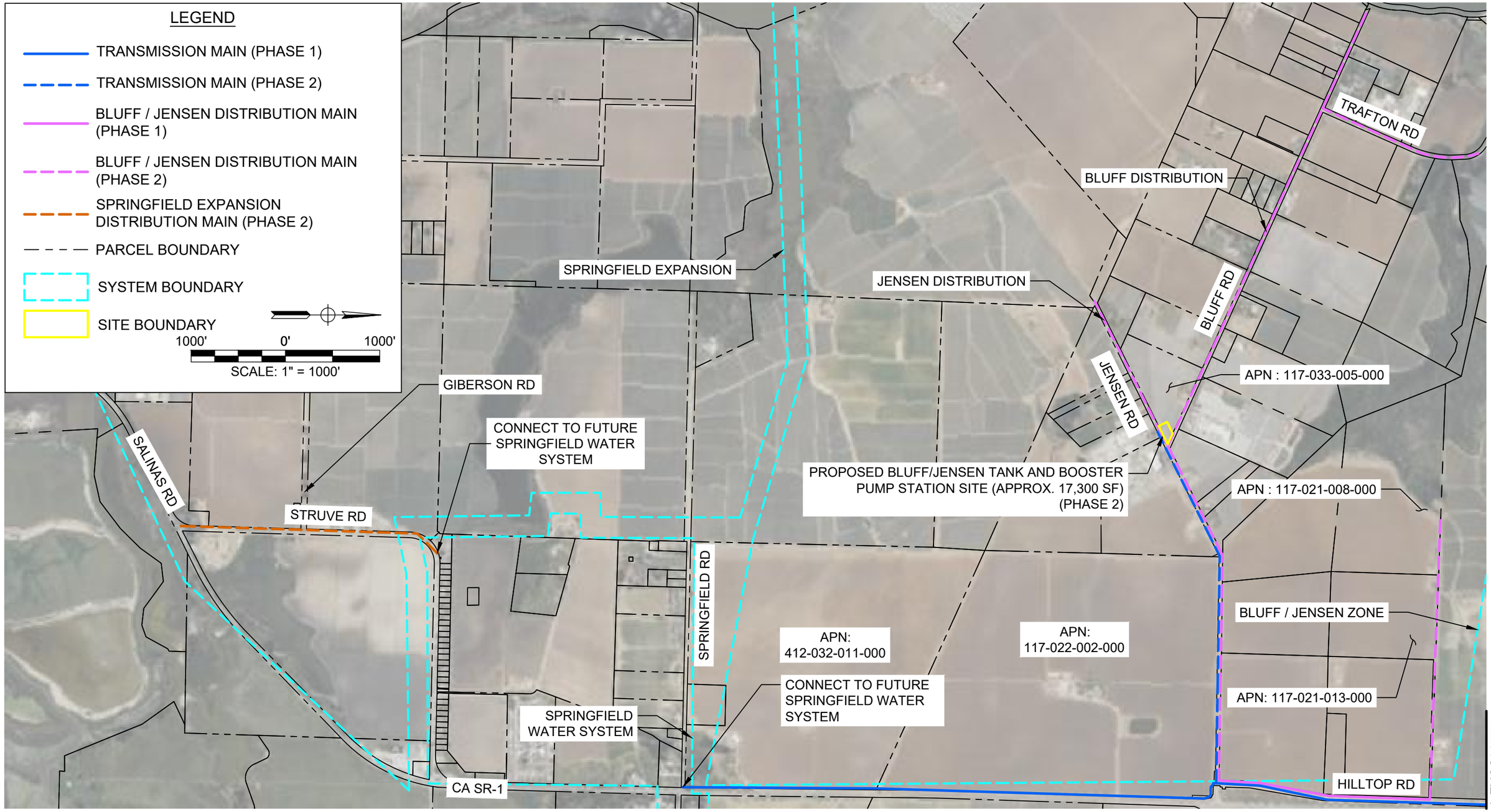

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SCALE: 1"=1000'

PHASED CONSTRUCTION MAP

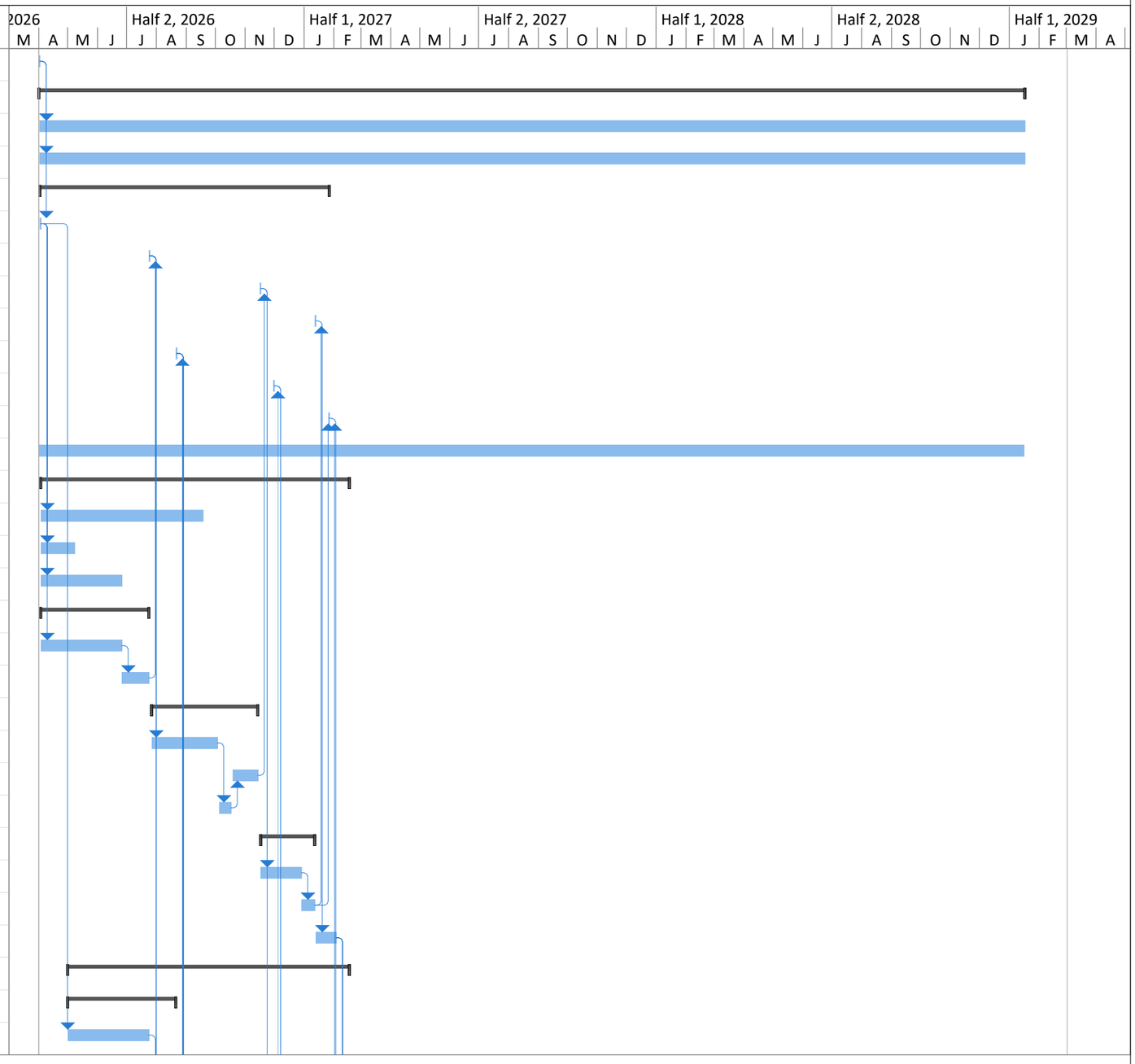
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION

FIGURE 2

September 2025

Pajaro/Sunny Mesa Community Services District - PSMS Project
Project Implementation Schedule

ID	Task Name	Duration	Start	Finish
1	**Notice to Proceed**	1 day	Wed 4/1/26	Wed 4/1/26
2	**Task 1 - PM, QA/QC, Coordination**	**730 day**	**Wed 4/1/26**	**Tue 1/16/29**
3	1.1 - Project Management	729 day	Thu 4/2/26	Tue 1/16/29
4	1.2 - QA/QC	729 day	Thu 4/2/26	Tue 1/16/29
5	**1.3 - Coordination with Project Stakeholder**	**214 day**	**Thu 4/2/26**	**Tue 1/26/27**
6	Project Kick-off Meeting	1 day	Thu 4/2/26	Thu 4/2/26
7	Phase 1 60% Design review Meeting	1 day	Fri 7/24/26	Fri 7/24/26
8	Phase 1 90% Design review Meeting	1 day	Mon 11/16/26	Mon 11/16/26
9	Phase 1 100% Design review Meeting	1 day	Tue 1/12/27	Tue 1/12/27
10	Phase 2 60% Design review Meeting	1 day	Fri 8/21/26	Fri 8/21/26
11	Phase 2 90% Design review Meeting	1 day	Mon 11/30/26	Mon 11/30/26
12	Phase 2 100% Design review Meeting	1 day	Tue 1/26/27	Tue 1/26/27
13	1.4 - Schedule Development	729 day	Wed 4/1/26	Mon 1/15/29
14	**Task 2 - 60%, 90%, 100% and Final Design – Phase 1**	**228 day**	**Fri 4/3/26**	**Tue 2/16/27**
15	2.1 - Trenchless Installation Support	6 mons	Fri 4/3/26	Thu 9/17/26
16	2.2 - Utility Location (Potholing)	5 wks	Fri 4/3/26	Thu 5/7/26
17	2.3 - SCADA Planning Support	3 mons	Fri 4/3/26	Thu 6/25/26
18	**2.4 - 60% Design**	**80 days**	**Fri 4/3/26**	**Thu 7/23/26**
19	60% Design Development	3 mons	Fri 4/3/26	Thu 6/25/26
20	60% Design District/CWC Review	1 mon	Fri 6/26/26	Thu 7/23/26
21	**2.5 - 90% Design**	**80 days**	**Mon 7/27/26**	**Fri 11/13/26**
22	90% Design Development	2.5 mor	Mon 7/27/26	Fri 10/2/26
23	90% Design District/CWC Review	1 mon	Mon 10/19/26	Fri 11/13/26
24	2.6 - Constructibility Review	2 wks	Mon 10/5/26	Fri 10/16/26
25	**2.7 - 100% Design**	**40 days**	**Tue 11/17/26**	**Mon 1/11/27**
26	100% Design Development	6 wks	Tue 11/17/26	Mon 12/28/26
27	100% Design District/CWC Review	2 wks	Tue 12/29/26	Mon 1/11/27
28	2.8 - Final Design	3 wks	Wed 1/13/27	Tue 2/2/27
29	**Task 3 - 60%, 90%, 100% and Final Design – Phase 2**	**208 day**	**Fri 5/1/26**	**Tue 2/16/27**
30	**3.1 - 60% Design**	**80 days**	**Fri 5/1/26**	**Thu 8/20/26**
31	60% Design Development	3 mons	Fri 5/1/26	Thu 7/23/26

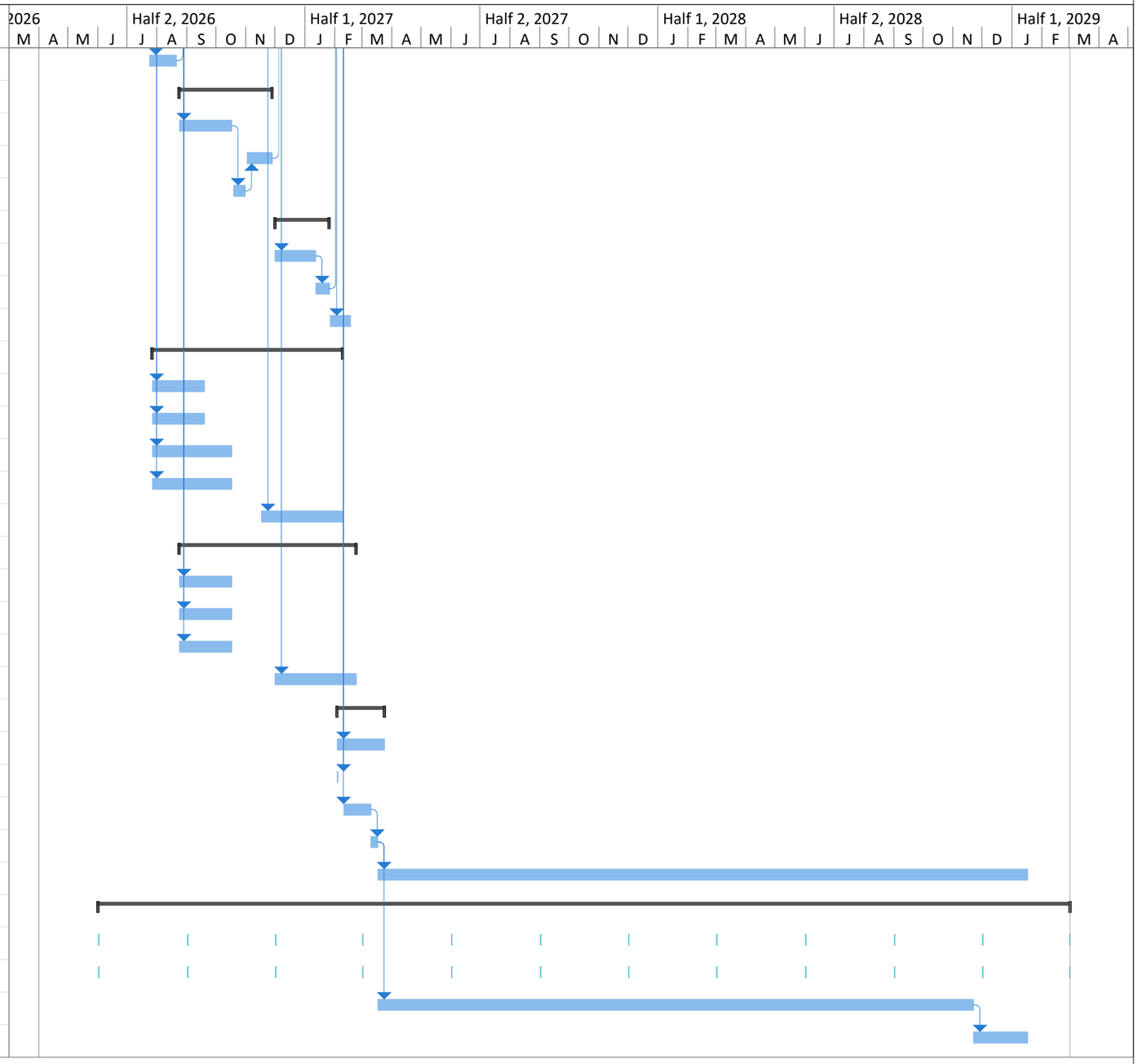


Project: msproj11
Date: Thu 1/15/26

Task Summary

Pajaro/Sunny Mesa Community Services District - PSMS Project
Project Implementation Schedule

ID	Task Name	Duration	Start	Finish
32	60% Design District/CWC Review	1 mon	Fri 7/24/26	Thu 8/20/26
33	**3.2 - 90% Design**	**70 days**	**Mon 8/24/26**	**Fri 11/27/26**
34	90% Design Development	2 mons	Mon 8/24/26	Fri 10/16/26
35	90% Design District/CWC Review	1 mon	Mon 11/2/26	Fri 11/27/26
36	3.3 - Constructibility Review	2 wks	Mon 10/19/26	Fri 10/30/26
37	**3.4 - 100% Design**	**40 days**	**Tue 12/1/26**	**Mon 1/25/27**
38	100% Design Development	6 wks	Tue 12/1/26	Mon 1/11/27
39	100% Design District/CWC Review	2 wks	Tue 1/12/27	Mon 1/25/27
40	3.5 - Final Design	3 wks	Wed 1/27/27	Tue 2/16/27
41	**Task 4 - Permitting Phase 1**	**141 day**	**Mon 7/27/26**	**Mon 2/8/27**
42	4.1 - County of Monterey Building Permit	2 mons	Mon 7/27/26	Fri 9/18/26
43	4.2 - County of Monterey Encroachment Permit	2 mons	Mon 7/27/26	Fri 9/18/26
44	4.3 - Caltrans Encroachment Permit	3 mons	Mon 7/27/26	Fri 10/16/26
45	4.4 - Industrial Waste Discharge Permit	3 mons	Mon 7/27/26	Fri 10/16/26
46	4.5 - DDW Potable Drinking Water Permit	3 mons	Tue 11/17/26	Mon 2/8/27
47	**Task 5 - Permitting Phase 2**	**131 day**	**Mon 8/24/26**	**Mon 2/22/27**
48	5.1 - County of Monterey Building Permit	2 mons	Mon 8/24/26	Fri 10/16/26
49	5.2 - County of Monterey Encroachment Permit	2 mons	Mon 8/24/26	Fri 10/16/26
50	5.3 - MBARD Permit to Construct/Operate	2 mons	Mon 8/24/26	Fri 10/16/26
51	5.4 - DDW Potable Drinking Water Permit	3 mons	Tue 12/1/26	Mon 2/22/27
52	**Task 6 - Bid Support Services**	**35 days**	**Wed 2/3/27**	**Tue 3/23/27**
53	6.1 - Engineering During Bid	7 wks	Wed 2/3/27	Tue 3/23/27
54	6.2 - Pre-Bid Meeting	1 day	Wed 2/3/27	Wed 2/3/27
55	6.3 - Addenda	4 wks	Wed 2/10/27	Tue 3/9/27
56	6.4 Conformed Contract Documents	1 wk	Wed 3/10/27	Tue 3/16/27
57	**Task 7 - Engnieering Support Services During Construction**	24 mon	Wed 3/17/27	Tue 1/16/29
58	**Task 8 - Grant Management**	**719 day**	**Mon 6/1/26**	**Thu 3/1/29**
59	**8.1 - Quarterly Progress Reports**	**719 day**	**Mon 6/1/26**	**Thu 3/1/29**
72	**8.2 - Reimbursement Requests**	**719 day**	**Mon 6/1/26**	**Thu 3/1/29**
85	**Task 9 - Construction Administration**	**22 mon**	**Wed 3/17/27**	**Tue 11/21/28**
86	**Task 10 - Project Closeout**	2 mons	Wed 11/22/28	Tue 1/16/29



Project: msproj11
Date: Thu 1/15/26

Task Summary

2025 - 2026 STANDARD SCHEDULE OF FEES

PROJECT/PROGRAM MANAGEMENT

Principal-In-Charge	$395
Senior Project/Program Manager	355
Project/Program Manager	305
Assistant Project/Program Manager	280
Senior Project Coordinator	220
Project Coordinator	185

ENGINEERING

Principal Engineer	$340
Lead Engineer	300
Supervising Engineer	285
Senior Project Engineer	255
Project Engineer	230
Associate Engineer	210
Assistant Engineer	195

SURVEYING

Principal Surveyor	$310
Lead Surveyor	300
Supervising Surveyor	255
Senior Project Surveyor	230
Project Surveyor	205
Associate Project Surveyor	195
Assistant Project Surveyor	180
Party Chief (PW)	210
Chainperson (PW)	180
One-Person Survey Crew (PW)	250

TECHNICAL SUPPORT

CADD Manager	$220
Supervising Technician	195
Senior Technician	185
Engineering Technician	150

CONSTRUCTION MANAGEMENT

Principal Construction Manager	$375
Senior Construction Manager	325
Senior Resident Engineer	295
Resident Engineer	275
Structure Representative	280
Construction Manager	250
Assistant Resident Engineer	225
Sr. Construction Inspector (PW)	210
Construction Inspector (PW)	195
Office Administrator	140

PLANNING

Practice Lead	$315
Senior Technical Specialist	275
Technical Specialist	250
Principal Planner/Scientist	210
Senior Planner/Scientist	195
Associate Planner/Scientist	165
Assistant Planner/Scientist/Monitor	140
Planning Technician/Field Monitor	115
Senior GIS Technician	185
GIS Technician	140
Labor Compliance Officer	165
Labor Compliance Analyst	125
Senior Housing Manager	235
Housing Manager	195
Principal Housing Analyst	175
Senior Housing Analyst	145
Housing Analyst	115

GOVERNMENT SERVICES

City Engineer	$295
Deputy City Engineer	260
Assistant City Engineer	245
Plan Check Engineer	205
Permit Engineer	195
City Inspector	185
Senior City Inspector (PW)	210
City Inspector (PW)	195
Principal Stormwater Specialist	250
Senior Stormwater Specialist	220
Stormwater Specialist	190
Stormwater Technician	170
Building Official	285
Senior Building Inspector	220
Building Inspector	195
Senior Grant Writer	210
Grant Writer	200
Associate Grant Writer	180
Assistant Grant Writer	160

ADMINISTRATIVE SUPPORT

Senior Management Analyst	$220
Management Analyst	190
IT Technician	155
Graphics/Visualization Specialist	165
Administrative Assistant	115

DIRECT EXPENSES

Use of outside consultants as well as copies, blueprints, survey stakes, monuments, computer plots, telephone, travel (out of area) and all similar charges directly connected with the work will be charged at cost plus fifteen percent (15%). Mileage will be charged at the current federal mileage reimbursement rate.

PREVAILING WAGE RATES

Rates shown with Prevailing Wage "(PW)" annotation are used for field work on projects subject to federal or state prevailing wage law and are subject to increases per DIR.

ANNUAL ESCALATION

Standard fee rates provided for each classification are subject to 5% annual escalation or the most recent US Bureau of Labor Statistics Consumer Price Index, whichever is higher.

OVERTIME

Overtime for non-exempt employees will be charged at 1.5 x hourly rate; overtime for exempt employees and other classifications will be charged at 1 x hourly rate.

Rev. 11/7/2025

Pajaro/Sunny Mesa Community Services District
PSMS Project - Final Design, Bid, and Construction Phjase Support

		PM			ENGINEERING													SUBCONSULTANTS												
		Principal Engineer - Nick Panofsky	Principal Engineer (Bridge) - Chad Hardt	Principal Engineer (QA/QC) - Tyler Hunt	Lead Engineer - Tony Salas	Supervising Engineer (Bridge) - Mike Em	Bridge Engineer - Andres Lozano	Associate Engineer - Yasmin Fuseini	Assistant Engineer - Jonathan Maas	Assistant Engineer - Mina Salama	Senior Project Engineer - Jordyn Doyle	Senior Project Engineer - Alissa Kaspers	Senior Management Analyst - Beth Rein	Senior Construction Manager - Megan P	Associate Engineer - Hope Maloney	Engineering Technician - Kiley Diego	Total Resource Hours	Total Hours*Rates	Subconsultant Participation	Buehler Engineering	IRJ Engineers, Inc.	Schnabel Engineering	Utility Potholing	TJCAA	Total Subconsultant Costs	Reimbursable Expenses	MNS Engineers	Reimbursable Expense Costs	Summary	Total MNS Resource Costs	Total Subconsultant Costs & All Reimbursable Expenses	Total
	2025/2026 Rate	$340	$340	$340	$300	$285	$230	$210	$195	$195	$255	$255	$220	$325	$210	$150																
1 - Project Management - Both Phases	**Task 1**																		**Task 1**							**Task 1**			**Task 1**			
1.1 Project Management	**Task 1.1**	200									40						240	$78,200	**Task 1.1**						$0	**Task 1.1**	$1,000	$1,000	**Task 1.1**	$78,200	$1,000	$79,200
1.2 Quality Assurance/Quality Control (QA/QC)	**Task 1.2**			120													120	$40,800	**Task 1.2**						$0	**Task 1.2**		$0	**Task 1.2**	$40,800	$0	$40,800
1.3 Coordination with CWC and Stakeholders	**Task 1.3**	120									80						200	$61,200	**Task 1.3**						$0	**Task 1.3**		$0	**Task 1.3**	$61,200	$0	$61,200
1.4 Project Schedule Development	**Task 1.4**	8									16						24	$6,800	**Task 1.4**						$0	**Task 1.4**		$0	**Task 1.4**	$6,800	$0	$6,800
Task 1 Subtotal		**328**	**0**	**120**	**0**	**0**	**0**	**0**	**0**	**0**	**136**	**0**	**0**	**0**	**0**	**0**	**584**	**$187,000**		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**		**$1,000**	**$1,000**			**Task 1 Subtotal**	**$188,000**
2 - 60%, 90%, 100% and Final Design Development and Constructability Review - Phase 1	**Task 2**																		**Task 2**							**Task 2**			**Task 2**			
2.1 Trenchless Installation Support	**Task 2.1**	4									8						12	$3,400	**Task 2.1**			$28,270			$28,270	**Task 2.1**		$0	**Task 2.1**	$3,400	$28,270	$31,670
2.2 Utility Locating	**Task 2.2**	4							44		16						64	$14,020	**Task 2.2**				$50,000		$50,000	**Task 2.2**	$1,000	$1,000	**Task 2.2**	$14,020	$51,000	$65,020
2.3 SCADA Planning Support	**Task 2.3**	2									6						8	$2,210	**Task 2.3**					$70,000	$70,000	**Task 2.3**		$0	**Task 2.3**	$2,210	$70,000	$72,210
2.4 60% Design Development	**Task 2.4**	40	16		45	20	48	65	80	120	120	24			40	120	738	$165,050	**Task 2.4**	$18,000	$16,000			$40,000	$74,000	**Task 2.4**		$0	**Task 2.4**	$165,050	$74,000	$239,050
2.5 90% Design Development	**Task 2.5**	60	12		30	16	48	40	80	90	100	24			40	40	580	$136,650	**Task 2.5**	$10,000	$13,000			$30,000	$53,000	**Task 2.5**		$0	**Task 2.5**	$136,650	$53,000	$189,650
2.6 Constructibility Review	**Task 2.6**													20			20	$6,500	**Task 2.6**						$0	**Task 2.6**		$0	**Task 2.6**	$6,500	$0	$6,500
2.7 100% Design Development	**Task 2.7**	40	4		16	8	24	24	80	42	80	8				16	342	$81,230	**Task 2.7**	$4,000	$5,000			$10,000	$19,000	**Task 2.7**		$0	**Task 2.7**	$81,230	$19,000	$100,230
2.8 Final Design Development	**Task 2.8**	20	4		4	2	8	8	20	8	40	4				16	134	$32,530	**Task 2.8**	$2,500	$2,500			$2,900	$7,900	**Task 2.8**		$0	**Task 2.8**	$32,530	$7,900	$40,430
Task 2 Subtotal		**170**	**36**	**0**	**95**	**46**	**128**	**137**	**304**	**260**	**370**	**60**	**0**	**20**	**80**	**192**	**1,898**	**$441,590**		**$34,500**	**$36,500**	**$28,270**	**$50,000**	**$152,900**	**$302,170**		**$1,000**	**$1,000**			**Task 2 Subtotal**	**$744,760**
3 - 60%, 90%, 100% and Final Design Development and Constructability Review - Phase 2	**Task 3**																		**Task 3**							**Task 3**			**Task 3**			
3.1 60% Design Development	**Task 3.1**	30							60		80	20			80	100	370	$79,200	**Task 3.1**	$10,000	$12,200			$12,000	$34,200	**Task 3.1**		$0	**Task 3.1**	$79,200	$34,200	$113,400
3.2 90% Design Development	**Task 3.2**	40							40		100	16			40	40	276	$65,380	**Task 3.2**	$7,000	$10,200			$9,400	$26,600	**Task 3.2**		$0	**Task 3.2**	$65,380	$26,600	$91,980
3.3 Constructibility Review	**Task 3.3**													16			16	$5,200	**Task 3.3**						$0	**Task 3.3**		$0	**Task 3.3**	$5,200	$0	$5,200
3.4 100% Design Development	**Task 3.4**	24							60		80	8				20	192	$45,300	**Task 3.4**	$3,000	$4,200			$5,300	$12,500	**Task 3.4**		$0	**Task 3.4**	$45,300	$12,500	$57,800
3.5 Final Design Development	**Task 3.5**	16							16		32	4				12	80	$19,540	**Task 3.5**	$2,000	$2,000			$3,000	$7,000	**Task 3.5**		$0	**Task 3.5**	$19,540	$7,000	$26,540
Task 3 Subtotal		**110**	**0**	**0**	**0**	**0**	**0**	**0**	**176**	**0**	**292**	**48**	**0**	**16**	**120**	**172**	**934**	**$214,620**		**$22,000**	**$28,600**	**$0**	**$0**	**$29,700**	**$80,300**		**$0**	**$0**			**Task 3 Subtotal**	**$294,920**
4 - Permitting - Phase 1	**Task 4**																		**Task 4**							**Task 4**			**Task 4**			
4.1 County of Monterey Building Permit	**Task 4.1**	8							16		20						44	$10,940	**Task 4.1**						$0	**Task 4.1**		$0	**Task 4.1**	$10,940	$0	$10,940
4.2 County of Monterey Encroachment Permit	**Task 4.2**	4							12		16						32	$7,780	**Task 4.2**						$0	**Task 4.2**		$0	**Task 4.2**	$7,780	$0	$7,780
4.3 Caltrans Encroachment Permit	**Task 4.3**	6	4				4		12		16						42	$10,740	**Task 4.3**						$0	**Task 4.3**		$0	**Task 4.3**	$10,740	$0	$10,740
4.4 Industrial Waste Discharge Permit	**Task 4.4**	4							16		12						32	$7,540	**Task 4.4**						$0	**Task 4.4**		$0	**Task 4.4**	$7,540	$0	$7,540
4.5 DDW Potable Drinking Water Permit	**Task 4.5**	24							40		40		160			16	280	$63,760	**Task 4.5**						$0	**Task 4.5**		$0	**Task 4.5**	$63,760	$0	$63,760
Task 4 Subtotal		**46**	**4**	**0**	**0**	**0**	**4**	**0**	**96**	**0**	**104**	**0**	**160**	**0**	**0**	**16**	**430**	**$100,760**		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**		**$0**	**$0**			**Task 4 Subtotal**	**$100,760**
5 - Permitting - Phase 2	**Task 5**																		**Task 5**							**Task 5**			**Task 5**			
5.1 County of Monterey Building Permit	**Task 5.1**	8							8		20						36	$9,380	**Task 5.1**						$0	**Task 5.1**		$0	**Task 5.1**	$9,380	$0	$9,380
5.2 County of Monterey Encroachment Permit	**Task 5.2**	4							12		16						32	$7,780	**Task 5.2**						$0	**Task 5.2**		$0	**Task 5.2**	$7,780	$0	$7,780
5.3 Monterey County ARB Permit to Construct/Operate	**Task 5.3**	4							8		16						28	$7,000	**Task 5.3**						$0	**Task 5.3**		$0	**Task 5.3**	$7,000	$0	$7,000
5.4 DDW Potable Drinking Water Permit	**Task 5.4**	12							24		12		60			16	124	$27,420	**Task 5.4**						$0	**Task 5.4**		$0	**Task 5.4**	$27,420	$0	$27,420
Task 5 Subtotal		**28**	**0**	**0**	**0**	**0**	**0**	**0**	**52**	**0**	**64**	**0**	**60**	**0**	**0**	**16**	**220**	**$51,580**		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**		**$0**	**$0**			**Task 5 Subtotal**	**$51,580**
6 - Bid Phase Support - Phase 1	**Task 6**																		**Task 6**							**Task 6**			**Task 6**			
6.1 Engineering Support During Advertising and Bid Review	**Task 6.1**	8									12						20	$5,780	**Task 6.1**		$3,500			$3,900	$7,400	**Task 6.1**		$0	**Task 6.1**	$5,780	$7,400	$13,180
6.2 Pre-Bid Meeting	**Task 6.2**	8									8	2					18	$5,270	**Task 6.2**						$0	**Task 6.2**		$0	**Task 6.2**	$5,270	$0	$5,270
6.3 Addenda (4)	**Task 6.3**	16	4			4				24	40					24	112	$26,420	**Task 6.3**						$0	**Task 6.3**		$0	**Task 6.3**	$26,420	$0	$26,420
6.4 Conformed Contract Documents	**Task 6.4**	2								12	8					8	30	$6,260	**Task 6.4**						$0	**Task 6.4**		$0	**Task 6.4**	$6,260	$0	$6,260
Task 6 Subtotal		**34**	**4**	**0**	**0**	**4**	**0**	**0**	**0**	**36**	**68**	**2**	**0**	**0**	**0**	**32**	**180**	**$43,730**		**$0**	**$3,500**	**$0**	**$0**	**$3,900**	**$7,400**		**$0**	**$0**			**Task 6 Subtotal**	**$51,130**
Sub-Total	**Hours**	716	44	120	95	50	132	137	628	296	1,034	110	220	36	200	428	**4,246**	**$ 1,039,280**	**Sub-Total**	**$56,500**	**$68,600**	**$28,270**	**$50,000**	**$186,500**	**$389,870**	**Sub-Total**	**$2,000**	**$2,000**	**Grand Total**	$1,039,280	$391,870	**$1,431,150**
	Cost	$243,440	$14,960	$40,800	$28,500	$14,250	$30,360	$28,770	$122,460	$57,720	$263,670	$28,050	$48,400	$11,700	$42,000	$64,200															

Pajaro/Sunny Mesa Community Services District
PSMS Project - Final Design, Bid, and Construction Phase Support

		PM		ENGINEERING								SUBCONSULTANTS											
		Principal Engineer - Nick Panofsky	Principal Engineer (Bridge) - Chad Harden	Supervising Engineer (Bridge) - Mike Embly	Assistant Engineer - Jonathan Maas	Senior Project Engineer - Jordyn Doyle	Grant Manager - Greg Jaquez	Grant Writer - Taylor Gulikson	Engineering Technician - Kiley Diego	Total Resource Hours	Total Hours*Rates	Subconsultant Participation	Buehler Engineering	IRJ Engineers, Inc.	Schnabel Engineering	TJCAA	Total Subconsultant Costs	Reimbursable Expenses	MNS Engineers	Reimbursable Expense Costs	Summary	Total MNS Resource Costs	Total Subconsultant Costs & All Reimbursable Expenses	Total
	2025 Rate + Escalation	$357	$357	$299	$205	$268	$290	$190	$158															
7 - Engineering Support Services During Construction - Phase 1	**Task 7**											**Task 7**						**Task 7**			**Task 7**			
7.1 Construction Meetings	**Task 7.1**	42				124				166	$48,226	**Task 7.1**				$3,500	$3,500	**Task 7.1**	$1,500	$1,500	**Task 7.1**	$48,226	$5,000	$53,226
7.2 Submittal Review (200)	**Task 7.2**	40	8	8	200	160				416	$103,408	**Task 7.2**	$12,000	$12,000		$21,500	$45,500	**Task 7.2**		$0	**Task 7.2**	$103,408	$45,500	$148,908
7.3 Respond to RFIs/RFCs (32)	**Task 7.3**	16	8	8	32	64				128	$34,672	**Task 7.3**	$2,500	$3,000	$5,000	$10,000	$20,500	**Task 7.3**		$0	**Task 7.3**	$34,672	$20,500	$55,172
7.4 Contract Change Order Support (8)	**Task 7.4**	8			8	16				32	$8,784	**Task 7.4**	$2,000	$800		$2,500	$5,300	**Task 7.4**		$0	**Task 7.4**	$8,784	$5,300	$14,084
7.5 Start-Up Support	**Task 7.5**	40			16	40				96	$28,280	**Task 7.5**					$0	**Task 7.5**		$0	**Task 7.5**	$28,280	$0	$28,280
7.6 Project Closeout	**Task 7.6**	2			8	8				18	$4,498	**Task 7.6**					$0	**Task 7.6**		$0	**Task 7.6**	$4,498	$0	$4,498
7.7 Record Drawings	**Task 7.7**	4			24	24			40	92	$19,100	**Task 7.7**	$1,000	$1,200		$2,500	$4,700	**Task 7.7**		$0	**Task 7.7**	$19,100	$4,700	$23,800
Task 7 Subtotal		**152**	**16**	**16**	**288**	**436**	**0**	**0**	**40**	**948**	**$246,968**		**$17,500**	**$17,000**	**$5,000**	**$40,000**	**$79,500**		**$1,500**	**$1,500**		**Task 7 Subtotal**		**$327,968**
8 - Grant Management - Phase 1	**Task 8**											**Task 8**						**Task 8**			**Task 8**			
8.1 Quarterly Progress Reports	**Task 8.1**	4				8	30	140		182	$38,872	**Task 8.1**					$0	**Task 8.1**		$0	**Task 8.1**	$38,872	$0	$38,872
8.2 Reimbursemnet Requests	**Task 8.2**	4				4	30	140		178	$37,800	**Task 8.2**					$0	**Task 8.2**		$0	**Task 8.2**	$37,800	$0	$37,800
Task 8 Subtotal		**8**	**0**	**0**	**0**	**12**	**60**	**280**	**0**	**360**	**$76,672**		**$0**	**$0**	**$0**	**$0**	**$0**		**$0**	**$0**		**Task 8 Subtotal**		**$76,672**
Sub-Total	**Hours**	160	16	16	288	448	60	280	40	**1,308**	**$ 323,640**	**Sub-Total**	**$17,500**	**$17,000**	**$5,000**	**$40,000**	**$79,500**	**Sub-Total**	**$1,500**	**$1,500**	**Grand Total**	$323,640	$81,000	**$404,640**
	Cost	$57,120	$5,712	$4,784	$59,040	$120,064	$17,400	$53,200	$6,320															

Pajaro/Sunny Mesa Community Services District
PSMS Project Construction Management Services

			Senior Construction Manager (Randy Egner)	Resident Engineer (Ryuun Ernst)	Office Engineer (Laurie Jones)	Sr. Construction Inspector (Thom King)	Constuction Inspector (David Tannaci)	EE/I&C Inspector (Jeff Mitchum)	Start-Up Manager (Ed Waggoner)	Labor Compliance (Sandra Lee)	Total Resource Hours	Total Resource Costs	Subconsultant Participation	Pacific Crest Engineering, Inc.	Total Subconsultant Costs	Reimbursable Expenses	Reimbursable Expense Costs	Summary	Total MNS Resource Costs	Total Subconsultant Costs & All Reimbursable Expenses	Total
		2027 Rate	$317.00	$296.00	$161.00	$223.60	$204.00	$226.00	$275.60	$176.80											
		2028 Rate	$329.68	$307.84	$167.44	$232.54	$212.16	$235.04	$286.62	$183.87											
9 - Construction Administration	**Task 9**	**Rate Year**																			
Project Initiation	Task 9.1	2027	6	6	6	6	6	0	0	28	58	$12,160			$0		$5,000		$12,160	$5,000	$17,160
District Coordination	Task 9.2	2027	18	18	18	18	18	0	0	0	90	$21,629			$0		$0		$21,629	$0	$21,629
		2028	18	18	18	18	18	0	0	0	90	$22,494			$0		$0		$22,494	$0	$22,494
Contractor Coordination	Task 9.3	2027	64	620	196	146	146	0	0	0	1,172	$297,794			$0		$0		$297,794	$0	$297,794
		2028	64	620	196	146	40	0	0	0	1,066	$287,216			$0		$0		$287,216	$0	$287,216
Construction Meetings	Task 9.4	2027	24	86	24	86	86	0	0	0	306	$73,702			$0		$0		$73,702	$0	$73,702
		2028	24	86	24	86	30	0	0	0	250	$64,769			$0		$0		$64,769	$0	$64,769
Labor Compliance	Task 9.5	2027	0	0	0	0	0	0	0	280	280	$49,504			$0		$0		$100,988	$0	$100,988
		2028	0	0	0	0	0	0	0	280	280	$51,484			$0		$0				
Onsite Construction Observation and Daily Logs	Task 9.6	2027	0	30	0	1,500	800	0	0	0	2,330	$507,480			$0		$0		$1,032,181	$0	$1,032,181
		2028	0	20	0	1,500	800	0	0	0	2,320	$524,701			$0		$0				
Specialty Inspections and Reports	Task 9.7	2027	0	20	0	40	40	20	0	0	120	$27,544		$210,224	$210,224		$0		$87,556	$210,224	$297,780
		2028	0	15	0	40	40	160	0	0	255	$60,012					$0				
Start-up and Commissioning	Task 9.8	2028	0	20	0	0	0	0	60	0	80	$23,354			$0		$0		$23,354	$0	$23,354
Environmental Compliance	Task 9.9	2027	0	40	0	60	60	0	0	0	160	$37,496			$0		$0		$64,927	$0	$64,927
		2028	0	30	0	60	20	0	0	0	110	$27,431			$0		$0				
Task 2 Subtotal			**218**	**1,629**	**482**	**3,706**	**2,104**	**180**	**60**	**588**	**8,967**	**2,088,769**								**Task 3 Subtotal**	**$2,303,989**
10 - Post-Construction Phase	**Task 10**	**Rate Year**											**Task 10**			**Task 10**		**Task 10**			
Final Job Walk, Punchlist, Record Drawings, Project Closeout	Task 10	2028	12	120	80	40	24	24	0	27	327	$79,291	Task 10		$0	Task 10	$0	Task 10	$79,291	$0	$79,291
Task 3 Subtotal			**12**	**120**	**80**	**40**	**24**	**24**	**0**	**27**	**327**	**$79,291**		**$0**	**$0**		**$0**			**Task 3 Subtotal**	**$79,291**
Sub-Total		Hours	230	1,749	562	3,746	2,128	204	60	615	**9,294**	**$2,168,061**	**Sub-Total**	**$210,224**	**$210,224**	**Sub-Total**	**$5,000**	**Grand Total**	$ 2,168,061	$ 215,224	**$2,383,281**
		Cost	$74,406	$528,703	$92,530	$854,510	$442,044	$47,767	$17,197	$110,903											

August 20, 2025

Mr. Nick Panofsky
MNS Engineers
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
Email: npanofsky@mnsengineers.com

Subject: **Pajaro – Sunny Mesa – Springfield Area Regional Consolidation**
Jensen – Springfield Intertie Horizontal Directional Drill (HDD) Proposal
(Schnabel Project Number: 25720044.000)

Dear Mr. Panofskyu:

SCHNABEL ENGINEERING, LLC is pleased to present this proposal for engineering assistance on the Pajaro – Sunny Mesa – Springfield Area Regional Consolidation Water Project. Based on our correspondence and documentation shared with us (geotechnical data report, drawings), Schnabel understands that as part of the larger project, MNS Engineers is requesting a proposal for assistance with the design of a trenchless crossing by way of horizontal directional drilling (HDD) methods at an environmentally sensitive area at the Jensen – Springfield location along Highway 1 in Pajaro, California.

Our understanding of the project consists of the following information:

• Final Lining:	6-inch-diameter fusible PVC or HDPE
• Depth:	Approximately 5 to 7 feet below the ground surface to pipeline crown, but may vary depending on hydrofracturing calculations
• Length:	Riparian habitat 384 feet long (Sta. 408+06 to 404+22); however, pipeline length will be longer to stay outside the riparian habitat and account for entrance and exit angles.
• Location:	1770 Salinas Road, Watsonville, California
• Ground Conditions:	Alluvium Nearby borings from May 28, 2025, geotechnical data report: • Boring B-36: Silty sand (SM), medium dense, ~ 39% fines • Boring B-37: Silty sand (SM), very loose, ~ 25% fines Recommend additional borings with laboratory testing for HDD alignment
• Groundwater Conditions:	Approximately 5 to 7 feet below the ground surface
• Existing facilities:	Existing chain link fence, Highway 1 roadway (south bound) east of waterline alignment
• Environmental Conditions:	ESA-Riparian Habitat

At this time, the project is in the design stage and the initial geotechnical investigation has been completed; however, after review of the geotechnical data report (May 28, 2025), we recommend that one additional boring (with continuous SPT sampling) be completed to a depth of 15 feet below the ground surface with laboratory testing (that is, natural water content, gradation [including hydrometer], and Atterberg Limits (for plastic soils, if encountered as the current borings show low plasticity material)).

The objective of Schnabel's proposed services is to provide design assistance and contract specifications for the HDD crossing. Specifically, Schnabel proposes to:

- Review geotechnical information and provide recommendations for additional geotechnical investigations. Provide input on additional geotechnical investigations including boring location and depth, sampling intervals, and laboratory testing program. Review additional geotechnical investigation results.
- Provide support and coordination with MNS Engineers for HDD alignments (e.g., entry/exit angles, tangent lengths, and minimum bend radii).
- Prepare calculations to support HDD feasibility which may include:
    - evaluation of hole stability,
    - potential for inadvertent fluid returns (frac out analysis),
    - surface and nearby utility settlement evaluation, and
    - pipe stress analysis and structural design.

  Results of calculations will be provided within a technical memorandum.
- Produce and provide one (1) specification sections (horizontal directional drilling), and provide review of two (2) specification sections (i.e. pipe spec and support of excavation), relevant to HDD trenchless crossing, including two rounds of comment and review, for the 60%, 90%, and 100% submittals; and,
- Provide direction and review of up to two (2) design drawings relevant to the trenchless crossing, including two rounds of comment and review for the 60%, 90%, and 100% submittals.

Key assumptions we have included in our proposal are:

- Topographic data will be provided by MNS Engineers electronically;
- Contract drawings and AutoCAD work will be completed by MNS Engineers;
- Contract specification formatted template will be provided by MNS Engineers;
- Any calculations for the trenchless crossing will be preliminary. Final calculations will be dependent on contractor's means and methods and will require construction submittals in the specifications;
- No site visits will be required;
- Engineering support during construction under an additional time and materials contract, and;
- Subsurface materials are free of environmental contaminants.

We propose performing this work on a time and materials basis. Our estimated fee for the proposed services is $28,270, we will not exceed the estimated fee without prior authorization. Attached, please find our standard schedule of fees for personnel for backup.

Our Standard Contract Terms and Conditions of Enclosure, in Attachment A, will apply to services to be provided under this proposed agreement. If there are any updates or changes requested, please contact us to review. We appreciate the opportunity to be of service for this project. Please contact either of the undersigned if clarification is needed for any aspect of this report.

Sincerely,

SCHNABEL ENGINEERING, LLC

Phaidra Campbell

Phaidra Campbell, PE (California 81850)
Vice President

Attachment A – Signature Page and Standard Contract Terms and Conditions
Attachment B – Standard Schedule of Fees for Personnel
Attachment C – Resumes of Schnabel Personnel (Phaidra Campbell, Rick Smith, Kemp Lewis, Gerald Aspiras, Ian Donovan)

Schnabel ENGINEERING

TUNNEL BUSINESS UNIT – DESIGN

SCHEDULE OF FEES FOR PERSONNEL

Effective January 1, 2025

Senior Consultant	$350.00/hr
Principal	$325.00/hr
Senior Associate	$295.00/hr
Associate	$265.00/hr
Senior Engineer / Senior Scientist	$230.00/hr
Project Engineer / Senior Scientist	$205.00/hr
Senior Staff Engineer / Senior Staff Scientist	$180.00/hr
Staff Engineer / Staff Scientist	$160.00/hr
CADD Technician III	$190.00/hr
CADD Technician II	$160.00/hr
CADD Technician I	$130.00/hr
Technician I / Engineering Intern	$120.00/hr
Project Coordinator	$120.00/hr
Administrative / Clerical	$105.00/hr

NOTES:

1. Personnel fees will be based upon the actual hours charged times the appropriate hourly rate.

2. Travel by auto to and from jobs will be charged at the current IRS prevailing rate, plus a 15% markup. Travel by air or rail, lodging and meal expense for personnel on travel status will be billed at cost plus a 15% markup.

3. Subcontracts for subsurface explorations, bulldozers, surveys, etc., and other non-labor project expenses are marked up 15% to cover the cost of handling, insurance and overhead.

4. Overtime for senior staff, staff and technician level personnel is time for work on Saturday, Sunday, and national holidays, time in excess of 8 hours per day, and time between the hours of 7:00 P.M. and 7:00 A.M. A surcharge of 1.5 times the above hourly rates is added for overtime.

5. Time spent during depositions, hearings, and in court is charged at 1.5 times the regular hourly rate.

6. These fees are subject to change on January 1, 2026.

IRJ ENGINEERS INC.
MECHANICAL & ELECTRICAL ENGINEERS
P. O. Box 1463, VENTURA, CALIFORNIA 93002
Jack V. Ivers (805) 701-8940 Steve Romofsky (805) 218-5345 Jill E. Johnson (805) 701-8714

OFFICERS
JACK V. IVERS, P.E.
STEVEN ROMOFSKY, P.E.
JILL E. JOHNSON, P.E.

January 8, 2026

Mr. Nick Panofsky
MNS Engineers, Inc.
201 N. Calle Cesar Chavez
Santa Barbara, California 93103

Re: Pajaro/Sunny Mesa Community Services District (PSMCSD)
Pajaro-Sunny Mesa-Springfield Consolidation (PSMS)
Construction Documents and Bidding/Construction Support Proposal

Dear Nick:

We propose to render professional Electrical Consulting Engineering services in connection with the PSMCSD/PSMS Consolidation project. You are expected to furnish us with full information as to your requirements for this project and also to make available all pertinent existing data. If the project continues for more than one year because of reasons beyond our control, our compensation will be subject to an equitable adjustment.

This proposal remains open for acceptance until February 9, 2026.

Our Basic Services will consist of preparing Construction Documents and providing Bidding Support for this project. This project is described in the 30% Design drawings that we prepared in August of 2025, and is further described in this proposal. Our scope of work is as set forth below:

I. We will prepare Phase I Construction Documents, consisting of drawings and specifications, that reflect the following work:

A. Pajaro Well #1 Treatment

1. Removal of the existing exterior mounted utility service industrial control panel. A new 480Y/277V, 3-phase, 4-wire, 200A meter/main enclosure mounted on the exterior of the new electrical/chemical building. The existing 260A, 3-pole automatic transfer switch will be relocated to the electrical room. A new motor control center will be provided to serve the existing well pump, the new iron-manganese treatment system, new recycle pump, new solids metering pump, 480V-120/240V, 1-phase transformer and panel board for 120V power.
2. Coordination with the electric utility company to relocate/replace existing service lateral to the new meter/main location.
3. The existing standby generator will be reconnected the automatic transfer switch.
4. Branch-circuit connection to a new skid-mounted iron-manganese treatment system at an integral control panel. Field connections to motor-actuated valves and instruments will be indicated, if required.

5. New LED luminaires and convenience receptacles within the new building.
6. Branch-circuit connections to a new recycle pump and a new solids metering pump, specified by others. We will show control connections between these two pumps and the iron-manganese treatment system control panel.
7. New controls for the existing well pump including the interface with the new iron-manganese treatment system.
8. Power and signal connections to new valves, instruments, and equipment specified by others.
9. Branch-circuit and signal connections to a SCADA control panel designed by others.
10. Branch-circuit and signal connections to the existing hydropneumatic tank control panel.
11. Branch circuit connections to heating and ventilation equipment.

B. Pajaro Tank Site
1. Branch-circuit and signal connections to a new flow meter specified by others.

C. Transmission Booster Pump Station
1. New electrical utility service to a 480Y/277V meter/main enclosure. New distribution panelboard to serve the new package booster pump station, new 480/120/240 V mini-power center for 120V loads, and existing loads associated with Well 1 and Well 2.
2. Relocation and reconnection of the existing standby diesel generator.
3. Branch-circuit connections to the new package pump station.
4. Site lighting standards with LED sources.
5. Branch-circuit and signal connections to a SCADA control panel designed by others.

D. Sunny Mesa Tank Site
1. Branch-circuit connections to new SCADA system components specified by others.

E. We will provide drawings and specification sections in PDF format, and an opinion of probable construction cost for the electrical installation at the 60%, 90% and 100% milestones.

II. We will provide Phase I Bidding and Construction Support for this project. Bidding Support will consist of answering of bidder questions and providing addenda material, if required. Construction Support will consist of submittal review, coordination with the Contractor by telephone, preparing responses to RFIs, reviewing construction photographs provided by MNS, site visits during the construction period, and incorporating contractor prepared record drawing information into the electrical and mechanical drawings. Submittal review shall be limited to an initial submittal and one resubmittal. The site visits will be at intervals appropriate to the various stages of construction, as we deem necessary, in order to observe the progress of the Contractor's work. We have included one visit to Pajaro Well #1 and Transmission Booster Station in a single day, and one individual visit each for Pajaro Well #1 and Transmission Booster Station.

III. We will prepare Phase II Construction Documents, consisting of drawings and specifications, that reflect the following work:

A. Bluff/Jensen Pump Station
   1. New 480Y/277V, 3-phase, 4-wire electrical utility service with meter/main enclosure.
   2. New legally-required standby diesel generator, including automatic transfer switch and weather-resistant acoustic enclosure.
   3. New 480V, 3-phase, 3-wire motor control center to serve two duty pump motors, two high flow pump motors, hydropneumatic tank compressor, and a transformer/panelboard for 120V loads.
   4. New LED luminaires and convenience receptacles within the electrical and chlorine buildings.
   5. New exterior lighting standards with LED light sources.
   6. Electrical branch-circuit and control connections to instruments specified by others.
   7. Motor controls for the duty pumps and the high flow pumps, based on the water level in the hydropneumatic tank.
   8. Single-point, branch-circuit connections to mixing equipment at the new tank.
   9. Branch-circuit and signal connections to a SCADA control panel designed by others.
   10. Branch-circuit connections to heating and ventilation equipment designed by others.
   11. Branch-circuit connections to diesel fuel tank system components designed by others.

B. We will provide drawings and specification sections in PDF format, and an opinion of probable construction cost for the electrical installation at the 60%, 90% and 100% milestones.

IV. We will assist you in consultations with appropriate authorities and provide technical criteria, written descriptions, and design data for your use in filing applications for permits with or obtaining approvals of such governmental authorities having jurisdiction to review or approve the final design of this project.

This proposal is based on the following assumptions and requirements:

I. Any SCADA system design, if required, is provided by others.

II. The existing electrical installations are code compliant based on the codes in effect at the time the equipment was installed.

III. Preparation of process and instrumentation drawings, if required, is by others.

IV. Preparation of the general conditions portion of the specifications, coordination of the bidding, contractor selection, and reproduction of the construction documents will be performed by others.

V. Structural design of equipment foundations, supports, and attachments will be performed by others and coordinated through your office. We will provide you with the pertinent information on the equipment we specify to accomplish this task.

VI. We will require electrical voltage and load requirements for equipment that is specified by others and that requires electrical connections to be performed after equipment is delivered to the site.

VII. We will also require drawings showing the proposed installation including the electrical/chlorine building and equipment locations. These drawings shall be in AutoCAD compatible format.

It is necessary that you advise us in writing at an early date if there are budgetary limitations for Total Project Costs or Construction Cost. Such limitations must be acceptable to us. We will endeavor to work within those accepted limitations. We do not guarantee that our opinions regarding construction cost will not differ from negotiated prices or bids. We recommend that an independent cost estimator be employed if you require greater assurance as to probable Construction Cost or if detailed material and labor estimates are required.

You will pay us for our Basic Services on an hourly basis per the enclosed rate schedule with a total not-to-exceed fee of $85,600, with $57,000 for Phase I and $28,600.00 for Phase II. We will invoice you monthly. If the scope of work is modified from that stated herein, we reserve the right to renegotiate this agreement.

Services beyond this scope of work are Additional Services and will be charged on an hourly basis per the enclosed rate schedule. Invoices for Additional Services will include number of hours spent and employee classification. Any Additional Services will be agreed to in writing between the parties prior to the commencement of the additional work.

We would expect to start our services promptly after receipt of an executed agreement. We will endeavor to coordinate delivery of our documents with the project schedule when it is established. If this proposal is acceptable, please provide an agreement for our review.

Thank you for the opportunity to submit this proposal. We look forward to working with you. Please call if you have questions.

Sincerely,

Jill E. Johnson, E15149

Encl: Rate Schedule 2401

IRJ Engineers, Inc.
Mechanical & Electrical Engineers

IRJ Engineers, Inc.
Rate Schedule 2401

Pajaro Sunny Mesa CSD
PSMS Consolidation Phase 1
IRJ Job No. 2501-00
January 8, 2026

The hourly rate schedule is listed below.

Principals	$185.00 per hour
Professional Engineers	$155.00 per hour
Senior Engineering Designers	$125.00 per hour
Engineering Designers/CAD Drafters	$110.00 per hour
Clerical Staff	$ 85.00 per hour

811 El Capitan Way, Suite 240, San Luis Obispo, CA 93401
805.439.2110
BuehlerEngineering.com

~~September 19, 2025~~ January 9, 2026

Nick Panofsky
MNS Engineers, Inc.
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
NPanofsky@MNSEngineers.com

Subject: Pajaro Sunny Mesa Springfield Area Regional Consolidation (S23248)
Final Design and Construction
Buehler Project No. 2025-0060
Buehler Proposal No. 25-1376 Revised

Dear Nick,

Thank you for requesting a proposal to provide additional structural engineering services for the subject project. The Project is located in a rural area outside Watsonville, California with no specific address. The Project's funding source has been changed and now is prevented from being procured using a Design Build delivery method. Thus, the Project will be delivered in a traditional Design-Bid-Build method. The following proposal is to complete the design process from the current 30% Design Documentation through the construction phase.

The Project consists of the following:

Pajaro Well No. 1 Site

- New pressure filtration vessel foundation.
- New bolted steel filter backwash tank and anchorage (20,000 gallons).
- New chemical/electrical building (250 SF).
- Housekeeping slabs and equipment anchoring.

Booster Pump Station Site

- Package pumpstation building foundation and anchoring.
- Backup generator and fuel tank.
- Housekeeping slabs and equipment anchoring.

Pajaro Tank Site

- Structural rehabilitation of a 600,000-gallon welded steel tank. Existing tank will need substantial rehabilitation. New roof, ladders, hatches, and likely some internal rehab of the structural dollar plate, column, and shell.

Bluff Jensen Site

- New bolted steel tank foundation and anchorage (125,000 gallons).
- Backup generator and fuel tank.
- 4-pump pump station.
- Hydropneumatics tank.
- New chemical/electrical building (250 SF).
- Housekeeping slabs and equipment anchoring.

For the Pajaro Well No. 1 Site, Booster Pump Station Site, and Pajaro Tank Site, our scope of work will consist of the following:

- Each of the items above will have deliverables in increasing complexity and completeness at the following milestones:
  - 60% Design Documentation PS&E.
  - 90% Design Documentation PS&E.
  - 100% Design Documentation PS&E.
  - Final Design Documentation PS&E.
- Preparation of structural calculations for all aspects of the Project description items above.
- Preparation of structural drawings to include the following:
  - CMU electrical/chlorination building.
  - Roof framing and foundation plans.
  - Architectural drawings including elevations, sections, roof plan, etc.
  - Structural detail sheets.
  - Structural notes/sheet specifications.
  - Structural specification sections (CMU, steel, concrete etc.)
  - Architectural specification sections (roofing and doors).
- Tank Foundations include:
  - Redline markups of MNS drawings for compliance with structural design. Provide details as necessary to complete the structural design requirements.
- Pumps and Hydropneumatics tank include:
  - Structural drawings and details for foundations and anchorage as required for installation of the tank and pumps.
- Review and respond to structural plan review by the authority having jurisdiction (AHJ).
- Construction Administration Support includes:
  - Structural drawings and details for foundations and anchorage as required for installation of tank and pumps.
  - Prepare supplemental drawings and interpretations in response to Requests-for-Clarification by the Contractor or the Owner.
  - Review structural items within Contractor submittals for general conformance with the information given in the contract documents.
  - Visit the site (three total visits anticipated) periodically to observe work and to determine, in general, if the structural portion of the constructed work are in accordance with the contract documents. On the basis of this on-site observation, Buehler Engineering, Inc. (Buehler) shall endeavor to guard the Owner against apparent defects and deficiencies in the permanent work constructed by the Contractor, but shall not guarantee the performance of the Contractor. Buehler shall

not be required to make exhaustive or continuous on-site observations to check the quality or quantity of the construction work and shall not be responsible for construction means, methods, techniques, sequences, procedures, or for any safety precautions in connection with the construction work. Buehler shall not be responsible for the Contractor's failure to execute the work in accordance with the construction contract.
    - Provide support for the design team to resolve structural issues associated with the final punch list.
    - Assist with the preparation of closeout documents required by the Owner for the Project.
    - Prepare structural Record Drawings in PDF format incorporating as-built information as supplied by the Contractor.

For the Bluff Jensen Site our scope of work will consist of the following:

- Each of the items above will have deliverables in increasing complexity and completeness at the following milestones:
    - 60% Design Documentation PS&E.
    - 90% Design Documentation PS&E.
    - 100% Design Documentation PS&E.
    - Final Design Documentation PS&E.
- Preparation of structural calculations for all aspects of the Project description items above.
- Preparation of structural drawings to include the following:
    - CMU electrical/chlorination building.
    - Roof framing and foundation plans.
    - Architectural drawings including elevations, sections, roof plan, etc.
    - Structural detail sheets.
    - Structural notes/sheet specifications.
    - Structural specification sections (CMU, steel, concrete etc.)
    - Architectural specification sections (roofing and doors).
- Tank Foundations include:
    - Redline markups of MNS drawings for compliance with structural design. Provide details as necessary to complete the structural design requirements.
- Pumps and Hydropneumatics tank include:
    - Structural drawings and details for foundations and anchorage as required for installation of the tank and pumps.
- Review and respond to structural plan review by the authority having jurisdiction (AHJ).

Information provided by others:

- Design of all equipment and other non-structural items.
- Geotechnical report will be available during the design process. It is expected that the foundations will be traditional (ring wall, conventional continuous footings) rather than specialized (mat/raft or deep solutions such as caissons).
- Materials testing or verification as needed during the design process.
- Record drawings, dive reports, shop drawings, or access to existing sites, reservoirs and equipment.

- As-built redline documentation.

Items excluded from our scope of work include the following:

- Services outside the generally accepted scope for the practice of structural engineering.
- Soils and/or geotechnical engineering or testing.
- Detailed review of engineering design work completed by others.
- Preparation of demolition drawings, site surveys, or building services surveys.
- Material testing or special inspection services.
- Design revisions, partial or complete, outside the scope of Design Development.
- The review and approval of substitute or alternate materials.
- Site, grading, or civil related design.
- Utilities or the support and housing of utilities located more than five feet outside the building footprint.
- Site and landscape furnishings and relocation of site utilities, including those running within five feet of the building footprint.
- Site shoring or shoring design for any means and methods of the Contractor during excavations.
- Construction cost or scheduling estimating, other than support for quantities for MNS Engineers statement of probable cost.
- Special construction consulting and inspection services.
- Payment of Municipal, Agency, or permit fees.
- Safety supervision.
- Preparation/production of shop drawings.
- Specialty foundation solutions not noted in the geotechnical engineering report if received after structural completion of 50% Schematic Design (i.e. deep foundation or mat/raft foundations).
- Cal-Green, LEED®, or other sustainable consulting outside of that related to the scope of structural engineering.

This proposal modifies the scope and compensation of our previous agreement but does not modify the previously agreed Terms and Conditions or BIM Services.

Pajaro Well No. 1 Site, Booster Pump Station Site, and Pajaro Tank

Our compensation for these services will be on an hourly basis at our hourly rates We estimate our compensation for these services will be $52,000.00. This is an estimate which we will not exceed without first notifying you that we require authorization to increase the estimate.

Bluff Jensen Site

Our compensation for these services will be on an hourly basis at our hourly rates We estimate our compensation for these services will be $22,000.00. This is an estimate which we will not exceed without first notifying you that we require authorization to increase the estimate.

Our hourly rates are as follows:

Senior Principal	$310.00
Principal	$280.00
Senior Professional	$250.00
Professional	$215.00
Designer	$175.00
Senior Technician	$180.00
Technician	$155.00

If you have any questions, please do not hesitate to contact me, otherwise please sign, and return a copy of this proposal as your authorization to proceed with the work and your acceptance of this proposal. If you do not sign the proposal but provide verbal authorization to proceed with the work, it is our understanding that you have accepted this proposal as written.

Sincerely,

Michael Parolini, SE
For Buehler Engineering, Inc.
mparolini@buehlerengineering.com

Accepted:

Nick Panofsky
For MNS Engineers, Inc.

Date

TJC and ASSOCIATES, INC.

Structural Engineering

SCADA

Electrical Engineering

Instrumentation

Controls

Control Systems Programming

Concord Office:
2300 Clayton Road
Suite 1450
Concord, CA 94520
p 925.357.2676

Oakland Office:
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Suite 300
Oakland, CA 94607
p 510.251.8980

Tampa Office:
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p 813.331.5044

Mailing/Remittance:
TJC and Associates, Inc.
P.O. Box 70304
Oakland, CA 94612

f 800.948.5604

www.tjcaa.com

January 9, 2026

Mr. Nick Panofsky, PE
Vice President – Water Resources
MNS Engineers, Inc.
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401

Subject: PSMCSD Pajaro - Sunny Mesa – Springfield Area Regional Consolidation Project
Instrumentation and Controls Engineering Services
(TJCAA Project No. 125077)

Nick:

The purpose of this letter is to provide a scope for Instrumentation and Controls (I&C) engineering services as requested by MNS Engineers, Inc. (MNS) for the Pajaro/Sunny Mesa Community Services District (PSMCSD/District) Pajaro - Sunny Mesa – Springfield Area Regional Consolidation Project (Project). This letter summarizes the Scope of Work that will be provided by TJC and Associates, Inc. (TJCAA). Please review, and if acceptable, this letter may serve as the basis for a Scope of Work to be included in an agreement for engineering services.

Project Understanding

MNS has been retained by the District to provide engineering services for the consolidation of three public water systems owned and operated by the District: Pajaro Water System (PWS), Sunny Mesa Water System (SMWS), and Springfield Water System (SWS). Upon consolidation, the three systems will be combined into a single water system, with each service area designated as a separate pressure zone. The consolidated system will utilize existing infrastructure where feasible, along with new facilities to interconnect the systems and provide water service to the North of Moss Landing area.

The project will be delivered in two phases, designed in parallel, with each phase issued as a separate design package. Key project elements necessary to achieve the consolidation for each phase include:

- Phase 1:
  - Construction of an Iron/Manganese Water Treatment Plant at Pajaro Well No. 1.
  - Installation of approximately 12 miles of transmission and distribution pipelines including associated appurtenances such as valves, fire hydrants, blow off valves, air release valves, and water sampling stations.
  - Service connections to 88 existing residences in the North of Moss Landing Area.
  - One Transmission Booster Pump Station.
  - Modifications to the existing PWS facilities, including fill modifications to the storage tanks and rehabilitation of one of the 600,000-gallon storage tanks.

- Abandonment of excess infrastructure in the North of Moss Landing Area.
- Demolition of existing Springfield Mobile Home Park Well and Sunny Mesa Wells No. 1 and No. 2.
- Replacement of water meters in the PWS and SMWS to radio-read meters.

➢ Phase 2:

- Water Storage Facility for the Bluff/Jensen Zone, with Chemical Dosing facilities and a booster pump station to maintain pressure in the Bluff/Jensen Zone.

Bid period assistance and engineering services during construction will be limited to Phase 1 of the project.

To support this effort, MNS has retained TJCAA to provide Instrumentation and Controls (I&C) engineering services during design, bidding, and construction. TJCAA's scope will include preparation of I&C plans, specifications, and construction cost estimates, building upon the SCADA Technical Memorandum (April 8, 2025) and 30% design plans and specifications table of contents (September 2025) previously prepared.

I. Scope of Work

Task 1. Phase 1 Design

Task 1.1. Design Submittals

TJCAA will provide engineering and drafting services necessary to define the elements of the Project that are included within its Scope of Work. Specific elements are defined above in the Project Understanding. Submittals will be provided to MNS in the following packages:

- 60% design package
- 90% design package
- 100% design package
- Final design package

Each design package will incorporate appropriate District comments based on previous submittals and will update presented information consistent with the level of completion for that submittal. Design submittals will include elements defined in the table below.

Deliverables Included in Submittals				
Submittal	Design Drawings[1] (PDF)	Specs[2] (PDF)	Engineer's Opinion of Probable Cost (PDF)	Signed Copies[3] (PDF)
60%	✓[1]		✓	
90%	✓[1]	✓	✓	
100%	✓[1]	✓	✓	
Final	✓[3]	✓	✓	✓
Notes:				

1. Drawings will be provided in half-size (11 x 17) PDF format and delivered via e-mail.
2. Specifications will be provided in 6-digit CSI MasterFormat using MS-Word and delivered via e-mail.
3. Drawings will be provided in full-size (22 x 34) PDF format, electronically stamped and signed and delivered via e-mail.

Task 1.1.1. Anticipated List of Specifications

Instrumentation and Controls:

- *40 61 00 – Process Control Systems General Provisions*
- *40 61 93 – I/O List*
- *40 61 96 – Process Control Descriptions*
- *40 63 00 – Control System Equipment*
- *40 66 43 – Wireless Network Systems*
- *40 67 00 – Control System Equipment Panels and Racks*
- *40 70 00 – Field Instrument Index*
- *40 71 00 – Flow Measurement*
- *40 72 00 – Level Measurement*
- *40 73 00 – Pressure Measurement*
- *40 74 00 – Temperature Measurement*
- *40 75 00 – Process Liquid Analytical Measurement*
- *40 80 00 – Commissioning of Process Control Systems*

*Task 1.1.2. Sheet List***

Instrumentation and Controls

- *I-001 Symbols and Legend - Process & Instrumentation Diagram*
- *I-002 Control and Networking Legend and Abbreviations*
- *I-003 Instrumentation Standard Details*
- *I-004 Loop Diagrams - Process & Instrumentation Diagram*
- *I-005 Control Panel Power Distribution*
- *I-006 Network Communication Diagram*
- *I-007 Panel Elevations*
- *I-201 Pajaro Well No. 1 - Process & Instrumentation Diagram*
- *I-301 Pajaro Tank Water Production - Process & Instrumentation Diagram*
- *I-302 Pajaro Tank Booster Pump - Process & Instrumentation Diagram*
- *I-401 Transmission Booster Pump Station - Process & Instrumentation Diagram*
- *I-601 Sunny Mesa Tank Site - Process & Instrumentation Diagram*
- *I-901 Springfield Water Production - Process & Instrumentation Diagram*
- *I-902 Springfield Booster Pumps - Process & Instrumentation Diagram*

***Sheet list is based on the 30% Plans dated September 2025*

Task 1.2. Project Management

TJCAA will provide Project Management associated with its elements of the project, including but not limited to the following:

- Coordination with MNS throughout the duration of the project as well as Quality Assurance/Quality Control (QA/QC) activities for project deliverables.
- Management of team activities consistent with the direction from MNS to meet

Project schedule and budgets.

Task 1.3. Project Meetings

TJCAA personnel anticipate attending three (3) Project design review meetings. Meetings are assumed to be attended virtually.

TJCAA personnel anticipate participating in three (3) teleconference calls for Project coordination. These calls will be in addition to one-on-one phone calls with members of the design team.

Task 2. Phase 2 Design

Task 2.1. Design Submittals

TJCAA will provide engineering and drafting services necessary to define the elements of the Project that are included within its Scope of Work. Specific elements are defined above in the Project Understanding. Submittals will be provided to MNS in the following packages:

- 60% design package
- 90% design package
- 100% design package
- Final design package

Each design package will incorporate appropriate District comments based on previous submittals and will update presented information consistent with the level of completion for that submittal. Design submittals will include elements defined in the table below.

Deliverables Included in Submittals				
Submittal	Design Drawings[1] (PDF)	Specs[2] (PDF)	Engineer's Opinion of Probable Cost (PDF)	Signed Copies[3] (PDF)
60%	✓[1]		✓	
90%	✓[1]	✓	✓	
100%	✓[1]	✓	✓	
Final	✓[3]	✓	✓	✓

Notes:
4. Drawings will be provided in half-size (11 x 17) PDF format and delivered via e-mail.
5. Specifications will be provided in 6-digit CSI MasterFormat using MS-Word and delivered via e-mail.
6. Drawings will be provided in full-size (22 x 34) PDF format, electronically stamped and signed and delivered via e-mail.

Task 2.1.1. Anticipated List of Specifications

Instrumentation and Controls:

- *40 61 00 – Process Control Systems General Provisions*
- *40 61 93 – I/O List*
- *40 61 96 – Process Control Descriptions*
- *40 63 00 – Control System Equipment*
- *40 66 43 – Wireless Network Systems*

- *40 67 00 – Control System Equipment Panels and Racks*
- *40 70 00 – Field Instrument Index*
- *40 71 00 – Flow Measurement*
- *40 72 00 – Level Measurement*
- *40 73 00 – Pressure Measurement*
- *40 74 00 – Temperature Measurement*
- *40 75 00 – Process Liquid Analytical Measurement*
- *40 80 00 – Commissioning of Process Control Systems*

*Task 2.1.2. Sheet List***

Instrumentation and Controls

- *I-001 Symbols and Legend - Process & Instrumentation Diagram*
- *I-002 Control and Networking Legend and Abbreviations*
- *I-003 Instrumentation Standard Details*
- *I-004 Loop Diagrams - Process & Instrumentation Diagram*
- *I-005 Control Panel Power Distribution*
- *I-006 Network Communication Diagram*
- *I-007 Panel Elevation*
- *I-501 Bluff-Jensen Pump Station and Storage - Process & Instrumentation Diagram*

***Sheet list is based on the 30% Plans dated September 2025*

Task 2.2. Project Management

TJCAA will provide Project Management associated with its elements of the project, including but not limited to the following:

- Coordination with MNS throughout the duration of the project as well as Quality Assurance/Quality Control (QA/QC) activities for project deliverables.
- Management of team activities consistent with the direction from MNS to meet Project schedule and budgets.

Task 2.3. Project Meetings

TJCAA personnel anticipate attending three (3) Project design review meetings. Meetings are assumed to be attended virtually.

TJCAA personnel anticipate participating in three (3) teleconference calls for Project coordination. These calls will be in addition to one-on-one phone calls with members of the design team.

Task 3. Phase 1 Bid Period Assistance

TJCAA engineers will be available to answer questions and clarify issues associated with aspects of the design within its Scope of Work. For budgeting purposes, TJCAA has included one (1) I&C RFI associated with the design elements within its Scope of Work.

A representative of TJCAA is not anticipated to be required at the pre-bid meeting and/or site walk-through. TJCAA does not anticipate any involvement in bid evaluations; however, TJCAA will be available for consultation on an as-needed basis.

Task 4. Phase 1 Engineering Services During Construction (ESDC)

Task 4.1. Construction Meetings

TJCAA personnel do not anticipate attending the pre-construction meeting and subsequent periodic construction meetings. For budgeting purposes, TJCAA has included one (1) I&C observational field visit associated with the design elements within its Scope of Work.

Task 4.2. Requests for Information

TJCAA personnel will provide written answers to Requests for Information (RFIs) including sketches and/or drawing revisions as appropriate. For budgeting purposes, TJCAA has included five (5) I&C RFIs associated with the design elements within its Scope of Work.

Task 4.3. Submittals

TJCAA personnel will review shop drawings and catalog data and other materials that the contractor is required to submit in accordance with Contract Documents. For budgeting purposes, TJCAA has included eight (8) I&C discipline-specific Submittals, with a 35% resubmission rate, within its Scope of Work.

Task 4.4. Construction Change Orders

TJCAA personnel will provide written answers to Construction Change Orders, including sketches and/or drawing revisions as appropriate. For budgeting purposes, TJCAA has included one (1) I&C Change Order associated with the design elements within its Scope of Work.

Task 4.5. Record Drawings

At the completion of the construction phase, TJCAA will incorporate mark-ups provided by MNS into the design drawings to reflect changes made in the field. It is anticipated that one set of clear mark-ups will be provided by MNS and all necessary information for the development of Record Drawings will be included in said mark-ups.

Task 5. SCADA and Telemetry Master Plan (OPTIONAL)

Task 5.1. SCADA Master Plan

As an Optional Task, if authorized by MNS, TJCAA will prepare a SCADA Master Plan in the form of a Technical Memorandum (TM) to establish SCADA design guidelines and feasibility for establishing reliable and secure communications between each site. The TM will include the following:

- Executive Summary
- SCADA Hardware Requirements and Recommendations
- SCADA Software Requirements and Recommendations
- Standard SCADA Control Panel Fabrication Requirements
- Communication and Media
- SCADA and Telemetry design criteria (bullet list)
- Preliminary Control Loop Descriptions

The TM will include computer simulation of a radio path feasibility using unlicensed spread spectrum radios operating in the 900 MHz band. Feasibility of cellular communications at the remote sites will also be reviewed.

Task 5.2. SCADA Radio Path Field Survey (Optional – Allowance)

As an Optional Task, if authorized by MNS, TJCAA and subconsultant will perform a field radio path survey to physically confirm feasibility of radio communications between all sites. Work will include site visits; establishing antennae type (directional or omni-directional), antennae polarization, and antennae pole heights; radio power and frequency requirements; and recommendations for radio installations.

Due to the uncertainty regarding site conditions, communication requirements, and system controls, an allowance figure has been included for this optional task. The allowance amount will be used (if authorized) as the basis for obtaining a quotation from a radio subconsultant. However, the allowance figure will not be exceeded without written approval from the MNS Project Manager. If the allowance figure is larger than required, the excess funds shall not be spent.

II. Assumptions

The Scope of Work detailed above is based on TJCAA's current understanding of the project requirements and is based on the following assumptions.

1. General

- Copies of record drawings of the facilities will be provided to TJCAA for reference.
- Design documents for electrical, civil, mechanical, and other disciplines will be completed by MNS.
- SCADA design will be based on the general design criteria outlined in the PSMS SCADA Final TM prepared by MNS (dated April 8, 2025). Communication scheme will be based on wireless communications; use of fiber optic cables installed with the pipelines is assumed cost prohibitive.
- As outlined in the TM: Control panel hardware and software standards will be based on Allen Bradley current standard offerings; Existing radio communication between the District office and Sunny Mesa Well site and Sunny Mesa Tank site will be reused; Existing cellular communication between the District office and Springfield site will be reused; New radio communication between Pajaro Wells No. 1 and 2, Pajaro Tank site, Transmission Booster Station, Bluff-Jensen pump station and the District office will be provided.
- It is assumed that if Optional Task 5.1 is not authorized, radio or cellular point-to-point communications are feasible between each site and the District's main office. Analysis and design or repeater stations or peer to peer schemes will not be required. Additional effort to establish SCADA and radio system performance is only included as part of Optional Tasks 5.1 and 5.2.
- If Optional Task 5.1 is authorized, TJCAA will develop a system-wide SCADA and Telemetry planning document for interconnecting all sites with a standard hardware, software and communications scheme. Communication feasibility will be determined using computer simulation software. However, simulation software does not guarantee acceptable radio system performance. TJCAA will follow industry standard approaches

to establish feasibility but additional effort during construction may be required. Such additional effort is not included in the TJCAA Scope of Work.

- If Optional Task 5.2 is authorized, radio system performance will be established and will form the basis for the SCADA design strategy.
- P&IDs will be based on the District's tagging approach and applicable ISA standard.
- Drawings will be provided in MNS's standard format, symbols, and legends developed using AutoCAD. 30% I&C drawings will be provided by MNS in ".DWG" format for editing by TJCAA.
- The title block will be provided by MNS in AutoCAD format suitable for use as a Reference File.
- Design will comply with the requirements of the 2025 California Building Code.
- Design fees quoted assume that the design portion of the project will commence and be completed in 2026.
- ESDC fees quoted assume that construction will commence and be completed in 2027.
- District standards and preferences for materials and construction methods are well defined and will be provided to TJCAA engineers for incorporation into the design deliverables.
- Specifications will be based on TJCAA Guide Specifications format and structure based on CSI MasterFormat, 50 Division standard, developed in MS-Word and will be provided to MNS via e-mail.
- Drawings will be provided to MNS in electronic format for publishing and distribution by MNS. Printing costs are not included in this proposal.

2. Items that are NOT included within the Scope of Work

- Cyber Security
- Confirming radio path feasibility, radio path survey, and SCADA planning requirements unless Optional Tasks 5.1 and 5.2 are authorized as described above.
- Bid period assistance and engineering services during construction for the Bluff-Jensen site, Phase 2 of the project.
- In-person attendance at kick-off and progress meetings by TJCAA Engineering Staff during design.
- Engineering services in support of miscellaneous electrical, civil, mechanical, and, piping, etc.
- Assistance with obtaining construction permitting.
- Construction inspections, including but not limited to Special Inspections.
- Supervision of construction.
- Maintaining and/or updating Construction Drawings and documents with changes made during construction.

III. Additional Services

No “Additional Services” are anticipated at this time. Should “Additional Services” be identified, TJCAA will perform such “Additional Services” only if mutually agreed to in writing by MNS and TJCAA.

IV. Schedule

TJCAA will coordinate the design schedule with Client before the start of design. TJCAA has assumed that:

- Design begins and is completed in 2026
- ESDC begins and is completed in 2027

V. Consultant’s Compensation

Based on the above understanding, scope, assumptions, and our conversations and e-mails with MNS, we propose to provide engineering services on a time and materials basis with the following upper limits.

Tasks	Fee
Task 1 – Phase 1 Design	$82,900
Task 2 – Phase 2 Design	$29,700
Task 3 – Phase 1 Bid Period Assistance	$3,900
Task 4 – Phase 1 ESDC	$40,000
Task 5.1 – SCADA Master Plan (Optional)	$30,000
Task 5.2 - SCADA Radio Path Field Survey (Optional – Allowance)	$40,000
TJCAA Total ➔➔	**$226,500**

Unless otherwise noted within this Scope of Work, dollars may be shifted from one task or sub-task without written notification to MNS. TJCAA will invoice services monthly.

TJCAA looks forward to working with MNS Engineers, Inc. on this project. Please feel free to call me at (925) 357-2676 should you have any questions or require any additional information.

Sincerely,

Jacqueline Arama, PE, PMP
President
TJC and Associates, Inc.

file: 125077 - 1.02

January 12, 2026 Project No. 25006-M93-C31

Mr. Randal Egner
MNS Engineers
201 N. Calle Cesar Chavez, Suite 300
Santa Barbara, CA 93103

Subject: **Opinion of Probable Cost**
Post-Report/Construction Phase Observation & Testing Services
PSMCS Regional Water System Consolidation Project
North Monterey County, California

Dear Mr. Egner,

As requested, Pacific Crest Engineering is pleased to respond to your request to prepare an Opinion of Probable Costs (OPC) regarding post-report design level and construction phase testing and inspection services in conjunction with the construction of the PSMCS Regional Water System Consolidation Project in Northern Monterey County, California. As you know, Pacific Crest Engineering prepared a design phase geotechnical investigation report for this project and we look forward to continuing on to the construction phase of the project.

Based on our discussions with MNS Engineers, it is our understanding that the planned improvements will include the following:

- Demolition and site improvements at Iron/Manganese Water Treatment Plant at Pajaro Well No. 1.
- Approximately 21,600 lf of transmission pipeline including associated appurtenances such as valves, fire hydrants, blow off valves, air relief valves, etc.
- Transmission Booster Pump Station including site improvements.
- Modifications to the existing PWS including fill improvements to the PWS storage tanks.
- Supervisory Control and Data Acquisition (SCADA) Platform, and associated instrumentation, communication facilities, and controls at the new and existing facilities.
- Rehabilitation of 600,000-gallon welded steel water storage tank consisting of interior/exterior recoating and appurtenance repair/replacement.
- Destruction of two existing wells in the SMWS.
- Radio read water meter replacements int eh PWS and SMWS.
- Additional 6-inch parallel PVC pipelines on Jensen Road.

This OPC is based upon our understanding of the project scope familiarity with the project, including preparation of a geotechnical report prepared by our firm dated March 28, 2025, and our discussions with you.

SCOPE OF WORK

Based on our discussions with you, it is our understanding that Pacific Crest Engineering will provide post-report design services, construction phase observation and testing, and special inspection services related to soils, aggregate, reinforced concrete, structural masonry, and/or other testing services as required by the project

specifications. Testing will be performed in accordance with the appropriate industry standards and specified ASTM and/or AASHTO test procedures. We anticipate the following scope of services for this project:

Earthwork

- Geotechnical review and consultation during final design and construction phases
- Geotechnical review of grading and foundation plans for conformance with geotechnical recommendations
- Project administration and management
- Attend project meetings and provide consultation and support as needed
- Geotechnical review of material submittals
- Geotechnical consultation and support during earthwork operations
- Observe and perform in-place density testing of engineered fills, subgrade and finished grade, and utility trenches.
- Observe footing excavations for conformance with project plans and specifications
- Perform maximum density laboratory testing of soil and aggregate materials
- Perform additional laboratory testing as required by project specifications
- Prepare daily field reports summarizing the results of daily earthwork observation and testing activities.

Special Inspection/Material Testing Services

- Periodic inspections for steel reinforcement, anchors and bolting
- Provide sampling and testing during placement of structural concrete and non-shrink grout, including slump, air entrainment and temperature tests
- Casting, transporting and laboratory testing of compressive strength concrete and grout specimens
- Perform/coordinate additional testing and inspections as may be required by the project specifications or requested by the Client
- Preparation of daily field reports summarizing the results of our daily observation and testing activities
- Engineering review and technical support
- Prepare and submit results of laboratory testing results

Project Administration, Engineering Analysis and Reports

- Provide technical direction and geotechnical recommendations as requested to address emerging field issues
- Attend weekly project meetings and provide geotechnical consultation and engineering support as requested
- Preparation of reports, letters and progress reports as required, documenting our recommendations, observations and test results
- Project administration and management
- Project coordination and scheduling

Our work scope and estimate of fees as provided herein specifically excludes the following:

- Welding inspection services. We can provide a quote for these services upon request.
- Asphalt coring equipment to obtain core samples for HMA testing and laboratory density testing of asphalt core samples. Relative compaction will be determined using a nuclear gauge and comparing the in-place density with the Theoretical Maximum Density value provided by the supplier or determined in our laboratory.

- Aggregate verification testing of HMA or Class 2 aggregate baserock. We can provide a quote for this service upon request.
- Other specialty laboratory testing or special inspections to verify HMA, AB or concrete material properties. We can provide a quote for these tests upon request.

OPINION OF PROBABLE COSTS

Construction is expected to have a duration of approximately 24 months. We have also assumed the work is to be performed as part of a public works project. This requires compliance with public works laws requiring payment of prevailing wages and maintenance of certified payrolls, among others.

Based upon the information provided by your office, we have developed an estimate of fees based on assumed onsite times. However, the exact services shown and the scope of each task may change in reaction to the project schedule, changes in the design, construction issues, or other issues outside of our control which may occur. This includes weather issues, means and methods for completion of the work chosen by the Contractor, unforeseen site conditions, etc. In conjunction with a varying scope and extent of our services, the fees for our services may be less than or greater than those estimated in this OPC. The Client will only be charged for the actual services performed, of course. **Please note that the durations assumed are based on the 30% DD drawings without the benefit of a detailed construction schedule. The durations assumed in this OPC can very significantly with changes in the design.**

All work will be billed on a time and materials basis in accordance with our 2026 Standard Fee Schedule attached herewith. Subject to variation among items, our Opinion of Probable Costs to perform the testing and inspection described herein is as follows:

OPINION OF PROBABLE COST - POST-REPORT & CONSTRUCTION PHASE SERVICES

PROJECT NAME: **North of Moss Landing Water Consolidation Project**
Geotechnical and Special Inspection Services
DATE: January 9, 2026

PREVAILING WAGE PROJECT

CATEGORY/PERSONNEL			HOURS			RATE		TOTAL
Geotechnical Consultation, Meetings, Plan/Submittal Review								
Principal Engineer			16	hours	@	240	$/hour	**$3,840**
Associate Engineer			24	hours	@	225	$/hour	**$5,400**
Observation and Testing of Engineered Fill, Subgrade, Finish Grade and Utility Trenches								
Site Grading Observation & Testing	50	days @	4	hours/day	@	160	$/hour	**$32,000**
Utility Trench Testing	120	days @	4	hours/day	@	160	$/hour	**$76,800**
Footing Observations	10	days @	4	hours/day	@	160	$/hour	**$6,400**
Associate Engineer			20	hours	@	225	$/hour	**$4,500**
Field Technician Supervisor			8	hours	@	160	$/hour	**$1,280**
Laboratory Analysis								
Compaction Curves	4	@	340	$/Curve				**$1,360**

AB	2	@		340	$/Curve				**$680**
Special Inspections, Concrete and Masonry									
Reinforcing Steel Inspections	40	hours				@	175	$/hour	**$7,000**
Structural Concrete Placement Inspections	10	days @	4	hours/day		@	160	$/hour	**$6,400**
Pickup/Lab Delivery Charge	20	hours				@	160	$/hour	**$3,200**
Compression Strength Testing	10	sets				@	375	$/ea	**$3,750**
Associate Engineer			8	hours		@	225	$/hour	**$1,800**
Field Technician Supervisor			8	hours		@	160	$/hour	**$1,280**
Project Administration, Reports & Project Coordination									
Principal Engineer			24	hours		@	240	$/hour	**$5,760**
Associate Engineer			24	hours		@	225	$/hour	**$5,400**
Field Technician Supervisor			40	hours		@	160	$/hour	**$6,400**
Clerical/Certified Payroll Reporting			80	hours		@	115	$/hour	**$9,200**
5% Escalation									**$8,663**
10% Contingency									**$19,111**
Total Estimated Fees.....									**$210,224**

We therefore estimate our fees for the services outlined above will not exceed Two-Hundred, Ten Thousand, Two-Hundred, Twenty-Four Dollars, ($210,224.00), unless additional services are requested or the project duration exceeds the assumed time frames. Requested services that exceed the assumed time frames or scope provided herein will be charged in accordance with our current Standard Fee Schedule.

In performing his or her construction observation visits to the jobsite, the Consultant shall have no control over nor responsibility for the Contractor's means, methods, sequence, techniques or procedures in performing the Work. These are solely the responsibilities of the Contractor, who is responsible for complying with all health and safety precautions as required by any regulatory agencies.

We look forward to working with you on this project. Should you have any questions regarding this OPC, we can be reached at (831) 722-9446 or elizabeth@pacengineering.net.

Sincerely,

PACIFIC CREST ENGINEERING INC.

Chris Johnson, PE
Principal Civil Engineer
CE 82630, Expires 9/30/26